

Social Monitoring Report

PUBLIC

Semi-Annual Report
July – December 2024
January 2026

Philippines: South Commuter Railway Project — Tranche 1

Prepared by the Department of Transportation (DOTr) for the Government of the Republic of the Philippines and the Asian Development Bank (ADB).

CURRENCY EQUIVALENTS

(as of 31 January 2025)

Currency unit	–	Philippine Peso (₱)
P1.00	=	\$ 0.01712
\$1.00	=	₱ 58.3208

ABBREVIATIONS

ADB	–	Asian Development Bank
AH	–	Affected Household
AP	–	Affected Person
CIS	–	Customer Information Sheet
CF	–	Community Facilitator
CP	–	Contract Package
DED	–	Detailed Engineering Design
DHSUD	–	Department of Human Settlements and Urban Development
DOLE	–	Department of Labor and Employment
DOTr	–	Department of Transportation
DPWH	–	Department of Public Works and Highways
ECQ	–	Enhanced Community Quarantine
EMA	–	External Monitoring Agent
FAQ	–	Frequently Asked Question
FGD	–	Focus Group Discussion
GBV	–	Gender-Based Violence
GC	–	General Consultant
GCQ	–	General Community Quarantine
GCR	–	Greater Capital Railway
GFI	–	Government Financing Institution
GIS	–	Geographic Information System
GR	–	Grievance Redress
GRM	–	Grievance Redress Mechanism
HUDCC	–	Housing and Urban Development Coordinating Council (currently DHSUD)
IA	–	Implementing Agency
IEC	–	Information, Education, And Communication
ISF	–	Informal Settler Family
JDT	–	JICA Design Team
JICA	–	Japan International Cooperation Agency
KII	–	Key Informant Interview
KSA	–	Key Shelter Agency
LBP	–	Land Bank of the Philippines
LDP	–	Livelihood Development Program
LGU	–	Local Government Unit
LHB	–	Local Housing Board
LIAC	–	Local Inter-agency Committee

LRIP	– Livelihood Restoration and Improvement Program
MCRP	– Malolos-Clark Railway Project
MOA	– Memorandum Of Agreement
NGA	– National Government Agency
NHA	– National Housing Authority
NoT	– Notice of Taking
NTC	– Notice to Compensate
O&M	– Operations and Maintenance
OTB	– Offer to Buy
OTC	– Offer to Compensate
PhP	– Philippines Peso
PIAC	– Project Inter-Agency Committee
PIB	– Project Information Brochure
PMO	– Project Management Office
PNR	– Philippine National Railways
PROW	– Project Right-of-Way
RAP	– Resettlement Action Plan
RCS	– Replacement Cost Study
RIMC	– RAP Implementation Management Committee
ROW	– Right-of-Way
RRAP	– Relocation and Resettlement Action
SCM	– Stakeholder Consultation Meeting
SCRP	– South Commuter Railway Project
SES	– Socio-Economic Survey
SHFC	– Social Housing Finance Corporation
SPS	– Safeguard Policy Statement
TWG	– Technical Working Group

GLOSSARY

Affected business	– All types of businesses regardless of scale whose normal operation will be severely or marginally affected by the project.
Affected households (AHs)	– All households whose residence will be affected by the project.
Affected persons (APs)	– All persons or entity who are residing, using, or operating, at the time of cut-off-date, and/or owning a property in an area which will be acquired for project right-of-way, regardless of type of displacement and severity of impact.
Informal settler family (ISF)	– A household that does not have a legal or legal right to own the land they occupy, homeless or do not own property anywhere else. This may include structure owners and renters, rent-free occupants, caretakers, and sharers.

JICA Design Team	– Refers to the team of international and Philippine consultants engaged by JICA to assist DOTr in undertaking surveys, conducting interviews with affected persons, and drafting resettlement plans and policies.
Landowner	– Refers to legal owners of affected land that will be acquired for the project.
Non-landowner	– Refers to project affected persons who responded that they do not own the land during the SES. These include structure owners (with or without permission from the landowner), renters, sharers, rent-free occupants and caretakers (in both formal and informal structures), regardless of income.
PNR Right-of-Way (PNR ROW)	– Refers to the existing right-of-way owned by the PNR.
Project ROW (PROW)	– Refers to the ROW of this project.
Replacement cost	– The cost necessary to replace the affected structure or improvement with a similar asset based on current market prices. The cost of replacing lost assets and incomes includes cost of transactions, repair cost and other associated costs for the restoration of residual property, if any.
Temporary accommodation	– An interim site or rental unit where the APs will move temporary accommodation while awaiting completion of permanent relocation site.
Validation	– The process of verifying or checking the accuracy of census information provided by the APs during the preparation of the RAP.

NOTE

- (i) The fiscal year (FY) of the Government of Philippines and the Department of Transportation ends on 31 December
- (ii) In this report, "\$" refers to United States dollars unless otherwise stated

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EXECUTIVE SUMMARY

1. The main objective of the semi-annual social monitoring report is to assess the progress between July and December 2024 in updating the detailed engineering design (DED) Resettlement Action Plans (RAPs) and to evaluate the conduct of relevant implementation activities of the RAP prepared in accordance with the Japan International Cooperation Agency (JICA) Guidelines for Environmental and Social Considerations (2010) and the Safeguards Policy Statement (SPS) 2009 of the Asian Development Bank (ADB).
2. This report also identifies key issues and challenges on the timely and effective implementation of resettlement action plan and enumerates mitigating actions taken by the Department of Transportation (DOTr). In this reporting period, the DOTr has conducted the following activities in compliance with social safeguards covenants:
 - (i) **Updating Resettlement Action Plans.** On the five updated DED RAPs, RAP for the Tunnel Section as part of CP S-03b has been fully approved by ADB, and four RAPs, i.e., RAPs for Landowners and Non-Landowners for CP S-02 (Blumentritt-Paco Section), CP S-03a, S-03b and S-03c (Makati-Buli Section), and RAP of Landowners and RAP of Non-landowners for CP S-04 to CP S-07 (Muntinlupa-Calamba Section), are still in the status of conditional ADB approval as of December 2024. Activities and preparation of Due Diligence Reports (DDR) to comply with ADB conditions and obtain full ADB approval are progressing.
 - (ii) **Internal Monitoring System.** As for internal monitoring on land acquisition and resettlement, the Project Management Office (PMO) of the South Commuter Railway Project (SCRP) has regular internal meetings to discuss the progress and extent to which the social safeguards policies are carried out. The PMO has weekly reporting on the status of the project and provides updates on the implementation of the RAP, attended by Undersecretary for Railways and the Project Managers. The Right of Way sub-teams, composing of those in-charge of land acquisition (LA), informal settler families and resettlement (ISFR), including livelihood restoration and improvement program (LRIP) and utilities relocation (UR), present the RAP status including issues and concerns encountered during the reporting period including pending items in compliance with the RAP. In addition, there are monthly meetings conducted together with the general consultant, to discuss the ways forward of pending items for compliance. The establishment of the project's internal monitoring system is important to assess the level of RAP implementation by the DOTr with its partner agencies and other key stakeholders.
 - (iii) **Institutional Arrangements for Land Acquisition and Resettlement.** Regarding partnership for the RAP implementation, on March 25, 2024, Administrative Order No.19, Creating the Inter-Agency Committee (IAC) for Right-of Way Activities for National Railway Projects was issued to accelerate the implementation of railway projects, and ensure high-level cooperation and support from concerned government agencies to streamline the process of land acquisition and delivery of services to AP.

Regarding RAP Implementation and Management Committee (RIMC) Memorandum of Agreement (MOA) to be executed with the LGUs in SC, DOTr endorsed to all ten (10) LGUs in SC section in September 2022. However, since most LGUs have newly elected mayors and local officials, the RIMC MOA must go through the LGU signing process again. The RIMC creations in the NCR Section are ongoing discussion with the LGUs. On the other hand, all the RIMC MoAs for Laguna LGUs were signed by the LGU's mayors. The DOTr also already signed the MOAs and endorsed PNR for signing. Related to the creation of Local Inter-Agency Committee (LIAC), all LGUs completed the creation of LIAC. The LIAC meeting is conducted regularly in each LGU. A regular monthly Key Shelter Agency (KSA) coordination meeting was held on July 12, October 10, and 15, 2024, to address issues and concerns about the implementation of the rental subsidy mechanism, the realistic timeline for finalizing socialized housing when it comes to the handover from contractors to SHFC and project-affected families, the timeline for delivering land in priority areas, expediting the routing and signing of BSAAC resolutions, the transfer of funds from DOTr to SHFC, and other project-related issues.

- (iv) **Delivery of Entitlements.** As of December 31, 2024, Notice of Takings (NoTs) have been delivered to landowners of 1,588 lots (76%) and collections of requirements, preparation and issuance of Request for Donation (RfD)-Offer to Buy (OtB), signing of Deed of Absolute Sale (DOAS) and payment is progressing. OtBs have been issued for landowners of 111 lots in total, 96 lots accepted, 2 lots refused, 13 lots are under negotiation, 41 DOAS signed, and 34 lots have already been fully paid. For non-landowners, the NoT issuance for Structure owners (SOs) within PNR ROW and Pabatid for Non-Structure Owners is ongoing. 3,589 Notices (26%) were issued as of December 2024. The issuance of Offer to Compensate (OtC) for SOs and collection of reply letters has started and 307 OtCs have been issued and accepted. The Request for Legal Pass (RfLP) for Agreement to Demolish and Remove Structures / Improvements (ADRI) for SOs who have accepted the offer is processing for 31 SOs in Banlic Depot and 31 APs (22 SOs and 9 NSOs) have already received payment, thereafter 28 APs temporary relocated as of December 2024.
- (v) **Grievance Redress Mechanism.** The DOTr, in accordance with ADB's operational policies, has established and executes GRM to provide a reliable structure that can prevent, minimize, and resolve concerns of APs relative to resettlement and land acquisition, civil works, environmental considerations, and forms of gender-based violence. The APs have access to a wide range of channels to raise their queries, report their concerns, and follow-up on the status of their grievances. The APs may personally file their grievances to a DOTr Grievance officer during an on-ground project activities and to a local grievance officer in respective local government offices; send a message through GRM Hotline number 0919-161-0109; lodge their grievances on the Project website address www.NSCR.com.ph; email address nscr.grm@dotr.gov.ph; APs may submit their grievance through a letter to any project proponents' offices; send their concerns to

Presidential Citizens' Complaint Center's hotline contact number "8888" through a call or text or messaging through its website www.8888.gov.ph; and they may also directly raise their grievance through Grievance Redress focal of any project proponents such as the contractors, consultants, and partner implementers. From July to December 2024, 51 RAP grievances were received in the South segment, and all are closed and resolved.

- (vi) **Livelihood Restoration and Improvement Program.** In the Blumentritt-Calamba Section, the regular LRIP meetings have been conducted to align the LRIP activities in SC. Due to the PNR track removal, the income and livelihood of the trolley drivers along the PNR tracks are directly affected. The DOTr conducted a socio-economic survey (SES) and TNA for trolley drivers to mitigate impact and initial masterlist of qualified trolley drivers were prepared by July 2024. The processes of entitlements for trolley drivers have been on hold as of December 2024, nonetheless, the DOTr assures that the trolley drivers will be given their payment based on the entitlement of RAP. During this reporting period, the DOTr processed payment for income loss and commuting allowance to PNR employees affected by PNR stoppage of operation. There was also a continuing effort to sign a MoA with TESDA. Further, the meeting with St. Peregrine Institute a potential partner institution hoped to resume agreements for training workshops to be conducted. The stand-alone detailed LRIP was submitted to ADB in March 2024 and is still under review as of December 2024.
3. The focus of the next reporting period will be on the updates of the following: (i) compliance of the RAPs with ADB-JICA social safeguards policies, (ii) progress of institutional arrangements and capacity building on RAP implementation for its implementing staff and partner agencies, (iii) status and progress of fund allocation disbursements, (iv) delivery of entitlements, (v) progress on the resettlement preparation and construction of relocation sites, (vi) status of grievance redress mechanism, (vii) progress on livelihood restoration, and (viii) gender-disaggregated information on the resettlement implementation.

I. CONTEXT OF THE SOCIAL MONITORING REPORT

A. Project Details

4. The Government of the Philippines (GoP) requested the Japan International Cooperation Agency (JICA) and the Asian Development Bank (ADB) for assistance in preparing and financing the North South Railway Project - South Line (Commuter), hereafter referred to as South Commuter Railway Project (SCRP).
5. The project will have impacts associated with the clearance of project right-of-way (ROW) involving structures and improvements, trees and crops of people residing within PNR's existing ROW. The impacts have been identified and measures to address them have been included in the conditionally approved RAPs within the socio-economic context of affected persons in the locations and present agreed measures to fully mitigate impacts within a time-bound plan. This social monitoring report is to be submitted semi-annually to report progress in the mitigation of identified impacts to projected-affected persons. This report is inclusive of the months from July to December 2024. The monitoring requirements for this reporting are based on Chapter 13 (Monitoring and Evaluation) of the conditionally approved RAP Report for SCRП. The guide questions indicated in the RAP also helped in the completion of this report.
6. The South Commuter Railway Project (SCRП) is part of the government's efforts to promote inclusive growth and improve the public transport services to currently underserved areas in the country. SCRП is expected to ease traffic congestion on the existing national and local roads along the railway's route and reduce Metro Manila traffic, while accelerating economic growth and expansion along the project's influence areas.
7. The SCRП traverses six cities in the National Capital Region, namely Manila, Makati, Taguig, Parañaque, Pasay and Muntinlupa, and five cities in the Province of Laguna consisting of San Pedro, Biñan, Santa Rosa, Cabuyao and Calamba. The length of the SCRП will be approximately 54.6 km connecting Blumentritt Station with Calamba Station; a 5.6 km connecting line Bicutan-FTI-Senate Station which will allow operation of direct trains from Calamba to station along the Metro Manila Subway in Bonifacio Global City (BGC), Ortigas, Quezon City and Valenzuela City and a depot site in Valenzuela City. The project will promote and ensure sustainable development of Metro Manila, the Greater Capital Region (GCR), and the Philippines.

B. Objective and Scope of the Semi-annual Social Monitoring Report

8. The main objective of the semi-annual social monitoring is to report the progress of the conduct of RAP implementation activities. The SMR also identifies key issues and challenges in the timely and effective implementation of resettlement planning. The specific objectives are the following:

- i. Ascertain whether the social safeguards plan has met its objectives and whether the objectives were suited with the conditions encountered by affected persons (APs);
- ii. Assess the timely delivery of compensation and assistance payments;
- iii. Assess the extent to which consultation and disclosure activities are inclusive, accessible, and effective in conveying key information on RAPs and there are opportunities for APs to participate in the decision-making involving project components that affect them such as resettlement and livelihood restoration activities;
- iv. Review the effectiveness of the grievance redress mechanism (GRM), its accessibility, and responsiveness in addressing grievances and issues raised from APs; and
- v. Suggest modifications to the implementation procedure of the social safeguards plan, if necessary, to achieve the objectives of RAPs.

C. Monitoring Indicators and Parameters

9. This semi-annual social monitoring report covers safeguards compliance and internal monitoring activities conducted from July to December 2024. The semi-annual social monitoring report is focused on the progress of the implementation of social safeguard activities with special focus on the following:
 - i. Status of the updated DED RAPs that are compliant with ADB and JICA safeguards policies;
 - ii. Report progress on institutional arrangements on RAP implementation and capacity building conducted for its implementing staff and partner agencies;
 - iii. Status and progress of fund allocation disbursements;
 - iv. Report progress on the delivery of entitlements;
 - v. Progress on the resettlement preparation and construction of relocation sites;
 - vi. Status of help desks and the central grievance desks;
 - vii. Progress on livelihood restoration including STVC implementation; and
 - viii. Gender-disaggregated information in the resettlement implementation.

D. Methodological Approach

10. This report was prepared based on the monitoring indicators and parameters of the RAP. The status of RAP activities was based on the documentation by the general consultant, the Greater Capital Railways Consortium (GCR), with technical input from the SCRPP Project Management Office of the DOTr. The analysis in this report was based on available project-related documents, minutes of meetings with various project stakeholders, RAP survey data including master lists of APs, the central GRM database, and written agreements concluded between the DOTr and key shelter agencies (KSAs) or government financing institutions (GFI) in the form of MOA or letters. The document review provided a balance between qualitative and quantitative data and insights into the existing resettlement and program strategies. [OBJ]

II. SEMI-ANNUAL MONITORING RESULTS

A. Updated Resettlement Action Plans

1. Updated Detailed Engineering Design Resettlement Action Plans

11. The DED RAP is compliant with the Philippine Government, JICA, and ADB social safeguards. It covers the eight (8) contract packages of the SCRP. On the five updated DED RAPs, RAP for the Tunnel Section as part of CP S-03b has been fully approved by ADB, and four RAPs i.e., RAPs for Landowners and Non-Landowners for CP S-02 (Blumentritt-Paco Section), CP S-03a,b and c (Makati-Buli Section), and RAP of Landowners and RAP of Non-landowners for CP S-04 to CP S-07 (Muntinlupa-Calamba Section), are still in the status of conditional ADB approval as of December 2024 as shown table below.

Table II-1. Contract Package for SCRP and corresponding DED RAP

CP	Area Coverage	Target AP	Approval
S-02	Manila Phase 2 (Blumentritt to Paco)	Landowners and non-landowners	Conditional approval on January 17, 2023
S-03 a,b,c	Makati to Buli, Muntinlupa	Landowners and non-landowners	Conditional approval on January 22, 2023
S-03b	Senate-FTI Tunnel Section	Landowners	Conditional approval on January 22, 2023 Full approval on October 11, 2024
S-04 to 07	Muntinlupa Area 1 to Calamba	Landowners	Conditional approval on July 27, 2022
		Non-Landowners	Conditional approval on July 27, 2022

12. The SC DED RAPs full approval is subject to the DOTr's compliance on the required conditions prior to the handover of the Project Right-of-way for the permanent civil work construction. DOTr requires to prepare a Due Diligence Reports (DDR) covering the Utility Relocation and NGCP Relocation, Landlocked areas, affected Community Facilities and Resettlement Sites with LRIP updated development Plan and the Compliance Monitoring Report (CMR). The revised SC DED RAPs and DDRs shall be submitted to ADB for approval to fully implement RAP and the permanent civil work construction in the South Section of the project.
13. CMR site inspections were conducted for CP S-04 to S-07 on April 17 and 18, 2024 and for CP S-02 to S-03c on July 9 and 10, 2024 for the free and clear area handed over to the contractors. ADB confirmed the DOTr's compliance with the required conditions for the permanent civil work construction.
14. ADB-DOTr Bi-weekly meeting was conducted on August 16, October 11, November 15, and December 12, 2024, to discuss not only the status of the requirements under conditionally approved RAPs but also construction and RAP implementation status.
15. Activities to prepare DDRs and required reports are ongoing as of December 2024. Summary of ADB conditions and compliance status as of December 2024 is shown in the table below.

Table II-2. Summary of ADB conditions and compliance status

CP	DD RAP Section	ADB Concurrence	ADB Conditions/Necessary Actions	Status
S-02	Blumentritt to Paco	17-Jan-23 (Conditional)	DDR for Utilities relocation including NGCP Relocation (Site 6) Updated RAP - Updated valuation results with RAP budget - List of consultations conducted after 2021 - Finalized relocation plan	Revised DDR submitted to ADB on Nov 7, 2023, received further comments on Nov 23, 2023, for revision Pending (Awaiting appraisal report) To be incorporated in the updated RAP Draft DDR for the new relocation site was compiled and under review
S-03a, b, c	Makati- Buli (Muntinlupa)	22-Jan-23 (Conditional)	DDR for Relocation Sites DDR for Landlocked/restricted areas (including S01, 02) DDR for Community facilities (including S01, 02) DDR for Utilities relocation Updated RAP - Updated valuation results with RAP budget - Develop detailed LRIP	Draft DDR for the new relocation site was compiled and under review On-going On-going Received ADB comments on Nov 7, 2023, for revision Pending (Parcellary finalized, awaiting appraisal report) Draft detailed LRIP submitted to ADB in Mar 2024, under review
S-03b	Tunnel Section	22-Jan-23 (Conditional) 11-Oct-24 (Full approval)	Communication and consultations regarding easement agreement Possible impact due to additional soil investigations Updated RAP	Rapid survey forms were signed by private LOs, Coordination with government LOs ongoing Revised DDR submitted to ADB on Nov 17, 2023 Submitted to ADB on Mar 22, 2024, confirmed full approval on Oct 11, 2024
S-04~07	Muntinlupa-Calamba	27-Jul-22 (Conditional)	DDR of Utilities Relocation DDR of Resettlement Sites DDR of Landlocked Areas DDR of Community Facilities Assessment of Mortgaged Properties	Approved by ADB on Sep 5, 2023 Received further ADB comments for revised DDR on Aug 14, 2024, ongoing additional data gathering and revision Approved by ADB on Sep 5, 2023 Received further ADB comments on Sep 5, 2023, for revision Revised report submitted to ADB in Nov 2023, received ADB comments on May 8, 2024, for revision

16. CP S-04 to S-07 Muntinlupa Area 1 to Calamba: DOTr is required to prepare DDRs covering the Utility Relocation and NGCP Relocation, Landlocked areas, affected Community Facilities and Resettlements Sites with LRIP updated development plan. Also, for mortgaged properties, it was required for DOTr to ensure that compensation is at replacement cost which will allow the affected household to restore the assets with at least the same conditions as before the project acquisition and for DOTr to closely monitor this. During the 2nd quarter of 2023, DDRs were prepared and submitted to ADB, then DOTr received ADB comments on July 14, 2023. Revised DDRs for utility relocation, landlocked areas and community facilities were submitted to ADB by August and DDRs for utility relocation and landlocked areas were approved by ADB on September 5, 2023. DDRs for community facilities and resettlement sites are required for further revision, thus necessary data and information collection is ongoing as of December 2024.

- (i) **Utility Relocation** - Approved by ADB on September 5, 2023
- (ii) **Landlocked Areas** - Approved by ADB on September 5, 2023

- (iii) **Community Facilities** - DDR was compiled and submitted to ADB on May 3, 2023. ADB provided their comments on July 14, 2023, and revised DDR submitted to ADB on August 11, 2023. However, further comments have been made by ADB on September 5, 2023. It requires to confirm relocation sites for several public owned community facilities which still doesn't have relocation plans. As of December 2024, coordination with LGUs and owners of these community facilities is still ongoing to confirm relocation plans to obtain necessary information to finalize DDR.
 - (iv) **Resettlement Sites** - The preparation of the DDR for Resettlement Sites depends mainly on the criteria used for site selection and the findings of SHFC. During the 2nd quarter of 2023, the survey to gather HHs' responses on the newly proposed relocation sites at San Pedro, Binan and Cabuyao through the Project Information Brochures (PIBs) was conducted, and the result was incorporated in the DDR. However, in addition to these 3 LGUs, the property in Barangay Bagong Silang in San Pedro was identified as the new relocation site for Muntinlupa. The Site Selection Committee (SSC) and LIAC approved it as the Near City Relocation Site in October 2023, while SHFC Board approved it on October 29, 2024. The consultation with APs was conducted through the community assembly, and SCM with Project Information Brochures (PIBs) relocation site survey was conducted from November to December 2023. Revised DDR incorporated the survey result of SCM for Muntinlupa with PIBs relocation sites survey was compiled and endorsed to ADB in July 2024. ADB provided further comments on August 14, 2024. As of December 2024, additional data gathering and further revision of DDR is ongoing to fully address ADB comments.
 - (v) **Mortgaged Properties** - For mortgaged properties, the task is to identify all project affected mortgaged properties and to coordinate the status of mortgages of APs, meetings with concerned mortgagees such as National Housing Authority (NHA), Pagtutulungan sa Kinabukasan, Ikaw, Bangko, Industriya at Gobyerno (Pag-IBIG) Fund, Government Service Insurance System (GSIS), and Banko Sentral ng Pilipinas (BSP) have been conducted from August to November 2022. As a result, 107 mortgaged properties have been identified as of August 2023. The count is based on the documents at hand that may change after assessment of submitted documents by the landowners. Based on the available information, draft report was compiled and submitted to ADB in November 2023. ADB has provided comments on May 8, 2024, and as of December 2024, additional data and information collection is ongoing to address ADB comments.
17. **CP S-02 Manila Phase 2 (Blumentritt to Paco), CP S-03a, b, c Makati to Buli, Muntinlupa:** For S-02 and S-03a, b, and c, DOTr is also required to prepare a DDRs covering the Utility Relocation and NGCP Relocation, Landlocked areas, affected Community Facilities and Resettlement Sites with detailed LRIP. In addition, DED RAP needs to be updated reflecting updated valuation results with RAP budget and the list of consultations conducted after 2021. The report related to consultations activities conducted after 2021, including the LRIP ongoing consultations with respective revisions or updates on the LRIP plan, was compiled in February 2023 and it will be incorporated in the updated DED RAP. DDRs for

Landlocked areas and affected Community Facilities are still ongoing data gathering and drafting as of December 2024.

- (i) **Resettlement Site** - Draft DDR for off-city relocation site of S-02 and S-03a, b, c, Manila, Makati and Taguig at Carissa Home and LRIP activities with livelihood Mapping at the receiving LGUs was submitted to ADB on April 4, 2023. However, in September 2023, it was confirmed that Carissa Homes is no longer intended for the relocation sites for the affected HHs in NCR areas due to the unsaleable lot concerns. Instead, the South Savannah Homes Property at Naic, Cavite is the relocation site for the Manila APs, and the Golden Sunrise Property at Naic, Cavite was proposed for Makati and Taguig. Draft DDRs for both new relocation sites were compiled and are under review before endorsement to ADB as of December 2024.
 - (ii) **Utility Relocations** - Regarding utility relocation, DDRs for S-02 and S-03a, b, c was submitted to ADB on April 4, 2023, and ADB comments were iteratively provided by November 2023. To finalize DDRs, final relocation plans from NGCP are necessary. As of December 2024, DDRs for utility relocation are still for further revision. The final relocation plan of NGCP from Manila to Taguig has been shared in June 2024 and due diligence activities were conducted. Based on the result of due diligence activities, further update of the final relocation plan is ongoing by NGCP.
18. **Senate-FTI Tunnel Section (a part of CP S-03b):** For this Section, DOTr complied with the outstanding requirements prior to RAP implementation. Updated DED RAP incorporating the following actions have been endorsed by DOTr for ADB review in March 2024. During bi-weekly meeting with ADB on October 11, 2024, ADB confirmed that it's already fully approved. However, if there are landowners not agreeing with the easement agreement, their land would need to be acquired, and addendum RAP will be required.
- (i) **Communication and Consultations** - DOTr will need to ensure proper communication of the options for easement/acquisition with affected people to ensure relevant information is meaningfully shared with them. For this requirement, a General Assembly with private landowners was conducted on June 28, 2023, and Rapid Survey on the perpetual easement agreement conducted in November 2022 were signed by the landowners as attachment for the DED RAP Report. For affected government agencies, coordination meeting regarding perpetual easement agreement has been conducted between DOTr and respective agencies.
 - (ii) **Possible impact due to additional soil investigation** - A series of borehole drilling for ground testing will be required, thus DOTr will need to ensure, that the Contractor and Supervision Consultant develop appropriate procedures to screen for potential impacts to people and their properties, avoid impacts where possible, or ensure proper mitigations measures are planned and implemented where impacts cannot be avoided. For this requirement, draft DDR was submitted to ADB on April 4, 2023. ADB comments were provided on July 14, 2023, then revised DDR was submitted to ADB for review on September 15, 2023. A further revised DDR based on ADB comments was submitted on November 17, 2023.

2. Final Masterlist of Affected Person

19. The final masterlist of non-landowner (NLO) affected persons (APs) is prepared through DOTr's verification of required documents submitted by APs. The masterlist will be the basis in disbursing compensation and entitlements indicated in the RAP.
20. The pre-qualification process for the validated HHs is ongoing for the entire SC. It focuses on the APs with good census or no issues and concerns, those who have no record of award from NHA and SHFC or other government housing projects and pre-qualified for socialized housing. Any findings from the pre-qualification process related to the APs, such as out during validation, incomplete document requirement, or even having been previously awarded in other social housing, will go to the BSAAC deliberation process. As of December 2024, the BSAAC validation process and the production of the final Masterlist is ongoing for the entire SC section.
21. For Manila 2 to Calamba section, there were 1,411 out of 2,711 with good census status in Manila 2 section. 271 HHs in Makati, 1,131 HHs in Taguig were validated, 59 out of 83 had a good census in Paranaque, and 1,286 out of 1,916 had a good census status for Muntinlupa. However, these are subject to change depending on the results of desk review of their respective BSAAC forms and NHA prequalification results. For Calamba, a partial list of the good census of 1,245 APs has been identified and in addition, 116 is the good census for Cabuyao, 1,414 for Binan, and 360 for Sta. Rosa and 365 for San Pedro. Prequalification activities are ongoing and continuous per batch, as it was found that there are still APs that have not been surveyed and interviewed in some tagged structures across the LGUs.
22. All APs within the PROW will undergo the due diligence process, including the complaints received by both GRM and Barangay and the review of AHs that were not surveyed. After endorsement of the result to LIAC (inclusion or non-inclusion in the NLO Masterlist), the masterlist will go through the regular process of the BSAAC Deliberation. All APs located within the PROW are to be listed in the final masterlist of project entitlement beneficiaries. Any additional APs not included in the current masterlist of beneficiaries for socialized housing will be subject to BSAAC deliberation for inclusion or non-inclusion.

3. Status of Social Preparation

23. As stated, status of social preparation activities as of December 2024, the BSAAC validation process and the production of the final master list is ongoing, and the community assemblies are being conducted for the entire SC section. During this reporting period, community assemblies were conducted in cities of Manila, Makati, Taguig and Muntinlupa for the National Capital Region and in Binan City for Laguna.

Table II-3. Status of Social Preparation Activities and Finalization of Masterlist

LGU	VALIDATION OF DD MASTER LIST	PRE-QUALIFICATION	BSAAC VALIDATION	PRODUCTION OF FINAL MASTER LIST
Manila	Completed	On-going	On-going	On-going
Makati	Completed	On-going	On-going	Not yet Started
Taguig	Completed	On-going	On-going	On-going
Parañaque	Completed	On-going	On-going	On-going
Muntinlupa	Completed	On-going	On-going	On-going
San Pedro	Completed	On-going	On-going	On-going
Biñan	Completed	Complete	On-going	On-going
Sta. Rosa	Completed	On-going	On-going	On-going
Cabuyao	Completed	On-going	On-going	On-going
Calamba	Completed	On-going	On-going	On-going

STATUS: Not yet started, Complete, On-Going, Not Applicable (i.e., LIAC will not be created, RRAP will not be formulated)

B. Institutional Arrangements for Land Acquisition and Resettlement

1. Recruitment by the SCRP Project Management Office of its Staff

24. As of December 2024, the SCRP PMO filled 220 positions and 80 positions are for the resettlement, land acquisition team and dedicated staff for the implementation of livelihood, while GRM has 3 staff for the operation of the central GRM. The other 2 GRM moved to the N2.
25. As shown in Table II-4, 79 people have been newly hired during this reporting period, 37 of them were assigned for the project's land acquisition, resettlement and livelihood implementation. All the new recruits go to the standard recruitment and hiring process of the DOTr. Qualification standards set out for each position particularly in the Resettlement Action Plan (RAP) Team are aligned with the required skills set and experience to carry out land acquisition and resettlement process based on the approved RAP. The DOTr is currently undertaking recruitment, orientation and training of the RAP team in preparation for the movement of affected people out of the project right-of-way (PROW). The Office of the Undersecretary for Railways (OUR) provided an additional layer of support in the PROW acquisition team of the PMO. Aside from the additional workforce from the OUR to support the PMO, the PMO is still having its own recruitment activities to add to the workforce of field personnel who are coordinating and negotiating with APs.
26. In July 2023, DOTr requested GCR to supplement them with staff to perform as case handlers. GCR mobilized additional 85 staff for both N2 and SC by March 2024, and DOTr expedited RAP implementation procedures with the additional manpower from GCR. Since additional positions for DOTr PMO has been approved as of September 2024, the Undersecretary instructed the transition of the manpower of GCR to DOTr in late September 2024 to hire Professional-C GCR staff into DOTr ROWSAE organization. Thus, 11 GCR staff transferred to

DOTr in December 2024, and transition of other staff is in process.

Table II-4. Personnel Status of the SCRP PMO

No.	Position	No. of Staff (as of June 2024) (a)	No. of Staff (as of December 2024) (b)	Change (b-a)	
					(%)
1	Management	8	8	0	0%
2	Administration and Support	18	18	0	0%
3	Civil Works	5	31	26	520%
4	Environment	11	16	5	45%
5	Operations and Maintenance (O&M)	4	6	2	50%
6	Transit-oriented development (TOD)	0	0	0	-
7	Procurement				-
8	Resettlement and Livelihood officer	27	40	13	48%
9	Land Acquisition Officer	16	40	24	150%
10	Rolling Stock	25	25	0	0%
11	Stations	7	10	3	43%
12	Utilities	2	2	0	0%
13	GRM	5	*3	-2	-40%
14	GAD/GESI	2	2	0	0%
15	Legal Affairs	2	8	6	300%
16	Finance and Billing	11	11	0	0%
17	Planning and Project Division	1	**0	-1	-
Total		144	220	76	53%

Source: DOTr HR

Note: *2 personnel augment N2 from Dec 2024. **DOTr stopped having Planning and Project Division

27. The new organizational structure of SCRP is shown in Figure II-1. The Current Organizational Structure is based on the current need of the project for the implementation of all activities.

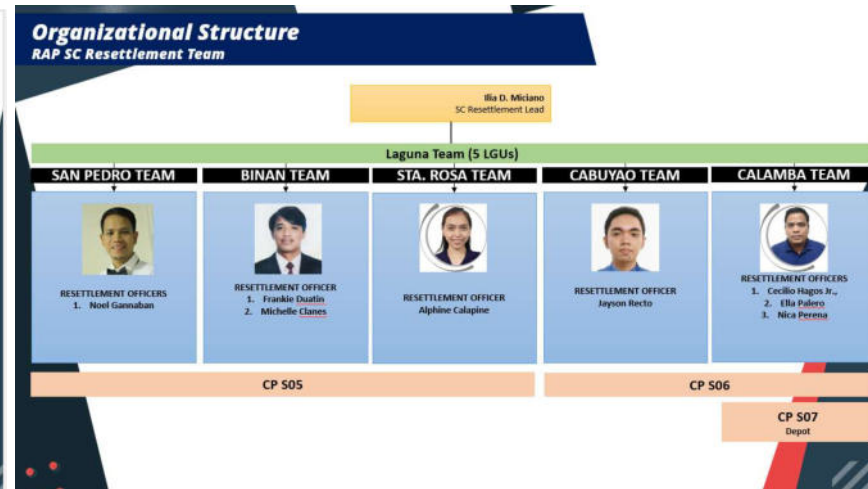
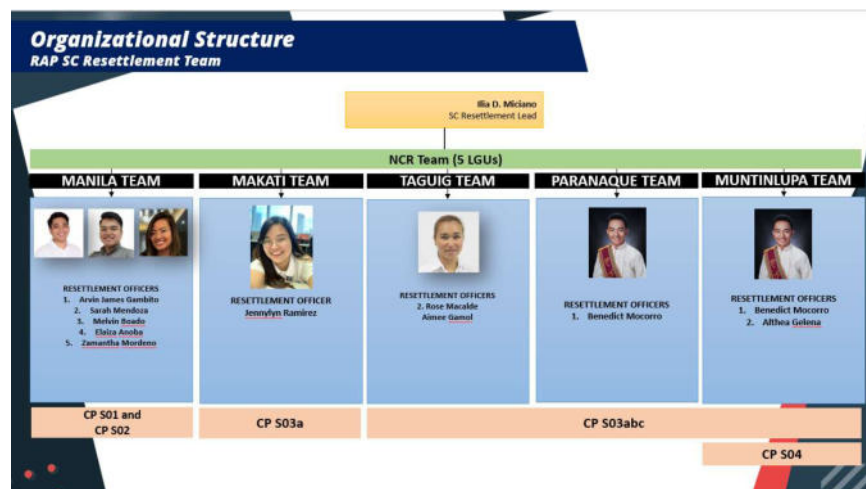


**Figure II-1. SCRP RAP /ROWSA Team Organizational Structure
(as of December 2024)**

2. Capacity Building Measures Undertaken

28. Newly hired PMO staff are undertaking a series of induction activities to understand the overall context of the project. The capacity building programs for SCRP covering contract packages S02-S07 have been designed to have both physical presence in the field for an intensive orientation and familiarization not only of the project site, but also of the LGU leaders/coordinators, Barangay officials, the affected households, facilities and institutions assigned to them. The capacity building activity is mostly done through small teams per contract package. The technical skills in case handling are provided by the immediate supervisors of the RAP implementation team through online and coaching sessions conducted every week. The over-all objective of the physical and online training of the staff is for the enhancement of their practical skills required for case handlers in-charge of land acquisition and the resettlement process that is compliant with the social safeguards policy of the Philippine government, JICA and the ADB. As of December 2024, hands-on training and field deployment had been the main strategy of the PMO in capacitating its newly hired staff. The table below is the list of capacity-building activities conducted by the PMO with their staff. There were a series of Land Acquisition and Resettlement Forum held at ADB in July, September and December 2024. The activity was about "Discussion on Social Safeguards and current issues on ADB Funded Projects Nationwide".

Table II-5. List of Training Conducted from July to December 2024

Activity/Topic	Venue	Date	Participants
Land Acquisition and Resettlement Forum Part I	ADB Headquarters	July 12, 2024	PMO members
Land Acquisition and Resettlement Forum Part II	ADB Headquarters	September 9, 2024	PMO members
Land Acquisition and Resettlement Forum Part III	ADB Headquarters	December 17, 2024	PMO members

3. Local government resettlement organization and their role in RAP implementation

29. **Project Inter-Agency Committee (PIAC)** – PIAC is primarily responsible for establishing institutional linkages among concerned government offices and creating inter-agency policies for efficient implementation of RAP components. DOTr is yet to convene the PIAC. The holding of a top-level coordination meeting among agency members is a huge challenge due to the non-availability of top-level executives of DOTr and that of the other agencies. The DOTr continues to hold online coordination meetings with key shelter agencies (KSAs) and other national government agencies (NGAs) involved in the policy, preparation and implementation levels to discuss their participation in the implementation of the RAP and sought their cooperation in identifying solutions to speed up housing construction, provision of social services and livelihood projects in the relocation sites (please see Appendix Record of Coordination Meetings). On March 25, 2024, **Administrative Order No.19, Creating the Inter-Agency Committee (IAC) for Right-of Way Activities for National Railway Projects** was issued. It aims to accelerate the implementation of railway projects, and ensure high-level cooperation and support from concerned government agencies to streamline the process of land acquisition and delivery of services to AP. Chairperson is DOTr, co-chaired by Department of Human Settlement and Urban Development

(DHSUD), members are Department of Interior and Local Government (DILG), Department of Social Welfare and Development (DSWD), Department of Environment and Natural Resources (DENR), Department of Finance (DOF), Department of Budget and Management (DBM), Department of Justice (DOJ) and Office of the Solicitor General (OSG).

30. First meeting with the top level Inter agency with office of the President representative was held on April 25, 2024. All agencies attended except DBM and DOF. The meeting is an introduction to agency representatives. Various issues related to each agency were discussed and all agencies understand the significance and importance of the Railway Projects to national development. However, budget concerns were not discussed due to the absence of DBM and DOF. DOTr drafted Implementing Guidelines of AO No.19 and shared with all member agencies for review and comments. A second meeting was held on May 30, 2024, and issues related to each agency were continuously discussed. Implementing Guidelines of AO 19 has been deemed acceptable by the Members/Representatives upon incorporating the comments provided by the members. Also, creation of Technical Working Groups (TWGs) was agreed. DOTr Attorney was assigned as member of TWG of IAC, and she is also the focal person/representative of OSG in the IAC. It is expected that closer coordination between OSG and DOTr will be established to expedite the expropriation process for DOTr railway project. Also, to ensure the expeditious resolution of expropriation cases involving national railway projects, the Supreme Court has designated additional Regional Trial Courts (RTCs) as Special Expropriation Courts through A.M. No. 24-06-65-RTC, issued on June 20, 2024. A third meeting was held on August 29, 2024, and continuously discussed pending deliverables from each agency, status of compliance, updates from TWGs, status of the ongoing projects and other matters. As of December 31, 2024, no meetings were held since August 29, 2024.
31. **RAP Implementation and Management Committee (RIMC)** - Since the majority of LGUs have newly elected mayors and local officials, the RIMC Memorandum of Agreement (MOA) must go through the LGU signing process again. The RIMC creations in the NCR Section are ongoing discussion with the LGUs. On the other hand, all the RIMC MoAs for Laguna LGUs were completed and signed by the LGU's mayors. The DOTr also already signed the MOAs and endorsed PNR for signing. The dates of signatories are shown in Table II-6.
32. **Local Inter-agency Committee (LIAC)** - All LGUs completed the creation of LIAC. The LIAC meeting in SC is conducted regularly in each LGU as shown in Table II-7.
33. A regular KSA coordination meeting in the SC section was held on July 12, October 10 and 15, 2024, to address issues and concerns about the implementation of the rental subsidy mechanism, the realistic timeline for finalizing socialized housing when it comes to the handover from the contractors to SHFC and project-affected families, the timeline for delivering land in priority areas, expediting the routing and signing of BSAAC resolutions, the transfer of funds from DOTr to SHFC, and other project-related issues. The participants of the regular coordination meeting are representatives from DOTr SHFC, PNR, DHSUD, and GCR.

34. Regarding off-city relocation for NLO APs in the cities of Manila, Makati, and Taguig, Naic Cavite Local Project Management Committee (LPMC) Meeting was held on July 11, 2024. The revised Memorandum of Agreement (MOA) between DOTr and the Municipal Government of Naic, Cavite was signed by the municipal mayor, witnessed by the vice mayor. The draft MOA is for the signing of DOTr Secretary. The MOA ensures that the DOTr is to provide social, financial, technical and/or other assistance to the LGU of Naic, as well as the LGU's commitments. Upon identification of the type of assistance and amount of financial assistance to be provided by DOTr, a Quadripartite Agreement between and among the DOTr, SHFC, sending, and receiving LGUs will be executed. In addition, the DOTr has also established partnership with the Naic LGU in putting up Public Rental Facility (PRF) for the NLO APs in the cities of Manila, Makati, Taguig, and Parañaque who are ineligible to the SHFC's socialized housing. The drafted MOA ensures DOTr's transfer of fund to Naic LGU as consideration for Naic's Condominium PRF for duly identified qualified APs of Manila, Makati, Taguig, and Parañaque. The fund will cover land acquisition, site development, development of common use service area including community facilities, construction of units, and identified socio-economic components. The MOA has been reviewed by the DOTr PMO and is under review by DHSUD.

Table II-6. Establishment of Agreed Institutional Requirements Prior to Relocation Activities

LGU	MOA SIGNING WITH SHFC	MOA SIGNING WITH LGU	*RIMC Creation	LIAC Creation	Formulation of RRAP
Manila	Complete (MOA between the DOTr, PNR, SHFC, and HUDCC amended and restated in December 2018)	Ongoing	Ongoing (MOA done review of Manila City Legal Office; for endorsement to City Council for the passing of Resolution allowing the city mayor to enter MOA with DOTr)	Complete	RRAP was conducted on 17-19 August 2022 (Revisiting RRAP was conducted on 04-06 Sep 2024).
Makati		Ongoing	Ongoing (For discussion with Makati LGU - The RIMC MOA is still pending at the City Mayor's office for review and approval)	Complete	RRAP workshop conducted on 18-20 January 2023 status for the signature of LGU (Revisiting RRAP will be conducted in 2024)
Taguig		Ongoing	Ongoing (For discussion with Taguig LGU - LGU has yet to provide their comments on the draft RIMC MOA)	Complete	Ongoing for RRAP Approval (Completed RRAP Workshop on 19-21 April 2022, RRAP Revisiting Workshop conducted on 3 October 2024)
Parañaque		Ongoing	Ongoing (For discussion with Paranaque LGU)	Complete	RRAP Workshop conducted in May 2022
Muntinlupa		Ongoing	Ongoing (Legal Pass Released - Coordinated with LGU for Schedule of MoA signing with City Mayor)	Complete	Complete
San Pedro		Ongoing for Public Rental Facility	Complete San Pedro's Mayor signed the RIMC MOA on 06 October 2023	Complete	Revisiting the RRAP workshop conducted on 26-27 October 2023

LGU	MOA SIGNING WITH SHFC	MOA SIGNING WITH LGU	*RIMC Creation	LIAC Creation	Formulation of RRAP
Biñan		Completed for Public Rental Facility. MOA amendment ongoing review and comments	Complete Biñan's Mayor signed the RIMC MOA on 13 December 2023	Complete	Revisiting the RRAP workshop conducted on 17-18 October 2023
Sta. Rosa		Ongoing	Complete Sta Rosa's Mayor signed the RIMC MOA on 06 October 2023	Complete	Revisiting the RRAP workshop conducted on 5-6 October 2023
Cabuyao		Ongoing	Complete The RIMC with revision of signature was signed on 13 March 2024	Complete	Revisiting the RRAP workshop conducted on 19-20 October 2023
Calamba		Ongoing	Complete Calamba's Mayor signed the RIMC MOA on 21 September 2023 and the 2nd Ceremonial MoA signing on 06 October 2023. Sangguniang Panglunsod Resolution for the updated RIMC MOA was signed and issued on 24 November 2024	Complete	Revisiting the RRAP workshop conducted on 9-10 October 2023. Ongoing discussion regarding the near-city relocation for 183 Cabuyao APs
Naic		On going	Not Applicable	Complete	A Strategic Planning was conducted on 25-27 September 2024

STATUS: Not yet started, Complete, On-Going, INC (incomplete), Not Applicable (i.e., LIAC will not be created, RRAP will not be formulated)

***Note:** Due to the oath-taking of the newly elected City and Municipal Mayors and Provincial Governors, an IEC with the new LGU administration is still ongoing for the RIMC MOA to be signed under the new administration.

Table II-7. Status of LIAC and Meeting Schedule

LGU	LIAC Regular Meeting Schedule	Status of LIAC Sub-committees	LIAC Sub-committees Regular Meeting Schedule	Status of LIAC Resolution
Manila	Every 2 nd and 4 th Tuesday	Done	Every 2 nd Wednesday of the month	Approved: LIAC Resolution No. 01, S.2021 "Creation and Organization of Sub-Committees to Undertake the Relocation Activities of Informal Settler Families (ISFs) Affected by the NSCR-Ex Project traversing Barangays in Manila City" Approved LIAC Resolution No. 02, S.2021 "Resolution Recommending the Provision of Rental Subsidy and/or Financial Assistance and Other Entitlements to Census-Project Affected Persons of the NSCR-Ex Project in the City of Manila" Approved LIAC Resolution No. 03, S.2022 "Resolution Approving and Adopting the City Government of Manila Phase 2 Relocation and Resettlement Action Plan for the NSCR-Ex Project" Approved LIAC Resolution No. 01, S.2023 "A Resolution Approving GRDC and RDC as the Intended Developer to Construct and Develop the Proposed Relocation Sites, both situated in Barangay Malainen Bago, Naic, Cavite as Suitable and Possible Off-City Relocation Sites for the ISFs and NLO PAFs affected by the NSCR-Ex Project Traversing the Barangays in the City of Manila"

LGU	LIAC Regular Meeting Schedule	Status of LIAC Sub-committees	LIAC Sub-committees Regular Meeting Schedule	Status of LIAC Resolution
Makati	Every 3 rd Wednesday (subject for approval of the Makati LGU)	Done	Every last Tuesday of the Month	Approved CMIAC Resolution No. 2 Approving the Proposed Relocation Sites (Golden Sunrise and South Savannah) located in Brgy. Malainen Bago, Naic, Cavite Approved CMIAC Resolution No. 3 on the Provision of Rental Subsidy to Qualified NLO PAPs in Makati City Approved The Beneficiary Selection, Awards, and Arbitration Committee (BSAAC) Code of Policy (COP) and BSAAC Guidelines
Taguig	Every 3 rd Thursday	Done	Every 1st Friday of the month	On-going collection of documentary requirements and pre-qualification by the SHFC for the Batch 1 Priority PAPs (Brgy. Western Bicutan (110 NLO PAPs) and Brgy. North Daang Hari (486 NLO PAPs).
Parañaque	Last Friday of each month as per agreement with LGU during DOTr-GCR and LGU coordination meeting on 28 Feb 2023)	Ongoing	Depend on the members availability	The LIAC resolution for subcommittee SSC, BSAAC, LRIP and Social Preparation have not signed, but convening depends on the members availability Ongoing for Relocation site approval for In-City at Osorio Compound
Muntinlupa	Every 1 st Thursday	Done	Every 1st Wednesday of the Month	Approved and signed LIAC-BSAAC resolution no. 1 on July 7, 2024, a resolution approving for 201 qualified PAPs.
San Pedro	Every 2 nd Wednesday	Done	Every 2nd Friday of the Month	Ongoing for PQ, DQ, and BSAAC Resolution and ongoing completion LGU signatories for Housing Units
Biñan	Every 3 rd Thursday	Done	Every 4th Wednesday of the Month	Project cost approved, and ongoing construction of Bldgs is ongoing. 15,16,20 & 21: 314 Units
Sta. Rosa	Every 2 nd Thursday	Done	Every 3rd Wednesday of the Month	Ongoing approval of the Relocation Site
Cabuyao	Every 3 rd Thursday	Done	Every 3rd Thursday of the Month	LIAC approved the near-city relocation for the affected families of the NSCR-Ex Project at the meeting on 21 June 2024.
Calamba	Every 4 th Wednesday	Done	Every 1st Thursday of the Month	On the 14 May 2024 LIAC Meeting, Baque Corporation reported 95% completion (substantially completed) of Building 6 and 84.02% completion of Building 5

C. Status of RAP Implementation

1. Availability of Required Funds with the DOTr

35. The signed MOA between the Land Bank of the Philippines (LBP), DOTr and PNR, set out the payment mechanism for all the affected people's (APs) entitlements. LBP is the partner agency of DOTr who will issue the actual payment to all affected landowners (LOs) and non-landowners (NLOs). The funds deposited to LBP will ensure that APs can open an account with LBP and receive their entitlement through deposits to that account. For the release of funds for the entitlement, the Finance Division of the DOTr required the submission of the list of eligible APs with the corresponding non-housing cash entitlement amounts and a Budget Execution Document No. 3 (Monthly Disbursement Program).

D. Delivery of Entitlements

1. Compensation Disbursed According to the Entitlement Matrix

36. As of December 2024, NoTs have been delivered to landowners of 1,588 lots (76%), OtBs have been issued for landowners of 111 lots in total, mainly for Banlic Depot and for landowners in all LGUs in the South Section except Taguig. OtB for 96 lots accepted, 2 lots were refused, 13 lots are under negotiation, 41 DOAS signed, 34 lots were fully compensated including structures of 8 lots, 1 lot under mortgage was partially compensated by DOTr and the deposit of expropriation for 1 lot was paid (considered as partially paid). Regarding 2 lots OtB refused, DOTr proceeds the expropriation. Lot ID 40133 (CP S-03c) in Paranaque registered under MRH Corporation was endorsed to the Office of Solicitor General (OSG) for expropriation. OSG filed the case in Regional Trial Court (RTC) on October 8, 2024. Court issued order to issue Writ of Possession (WOP) dated November 4, 2024, but WOP has not been served to MRH yet and court hearing to identify just compensation is ongoing as of December 2024.
37. For non-landowners, the issuances of NoT for Structure Owners (SO) and *Pabatid* for Non-Structure Owners (NSO) within PNR lots are ongoing. In total, 3,589 Notices out of 13,845 (26%) were issued as of December 2024. The due diligence and revisions of NoT and *Pabatid* are ongoing for the HHs/APs with issues and concerns. The preparation for Offer to Compensate (OtC) for SOs is continuing and issuance and collection of reply letter has also started; 29 OtCs have been issued and accepted in Manila Phase 2, 35 OtCs in San Pedro, 89 OtCs in Biñan, 102 OtCs in Santa Rosa, 20 in Calamba, while 32 OtCs in Banlic Depot with a total of 307 OtCs issued and collected reply letter by this reporting period. The Request for Legal Pass (RfLP) for Agreement to Demolish and Remove Structures / Improvements (ADRI) for SOs who have accepted the offer has also continued and 31 ADRI signed by SOs in Banlic Depot. As of December 2024, payment for 31 APs (22 SOs and 9 NSOs) in Banlic Depot has been credited to their LBP account and were released to APs.
38. As discussed from the 1st quarter of 2022, as another issue of land acquisition in this section, it was found out that some lots affected in Taguig LGU are covered by Proclamation 124 and the landowner-claimants are holding Certificates of Eligibility for Lot Awards (CELA) which is not considered equivalent to a Transfer Certificate of Title (TCT). Some landowner-claimants have failed to convert this

CELA into a TCT by applying through the appropriate government agency. DOTr continued coordination with Taguig LGU and Department of Environment and Natural Resources (DENR)-NCR to find a resolution or compromise on the matter. A General Assembly was conducted on September 10, 2022, and Rapid Land Tenure Assessment Survey (RLTA) was conducted on September 12-14, 2022, to clarify the status of CELA holders and residents in this area. During the 4th quarter of 2022, DOTr decided that CELA holders that were not able to transfer their rights to an approved Transfer Certificate of Title (TCT) shall be considered as non-landowners. The final list of the application status of affected CELA holders in Barangay Fort Bonifacio was formally endorsed on January 11, 2024. Out of 236 total lots, 47 lots with approved Deed of Sale, 27 lots for continuance of processing, 37 lots for LIAC resolution, 80 lots unapplied and no longer be accepted for endorsement as non-landowners, 45 lots are other lots such as footpath, under Republic of Philippines, etc. Coordination with DENR, Taguig LGU and DHSUD are still ongoing regarding titling process as of December 2024.

39. Regarding GFI appraisal, a meeting with LBP regarding guidance for appraisal computation was conducted on September 21, 2022, and found that fence height and water tank capacity are necessary for proper computation. However, there are cases where fence heights are not available in existing Basic Plans. Thus, site measurement of fence height and water tank capacity by licensed civil engineers of GCR in coordination with DOTr was commenced in October 2022, and fence height measurement reports have been prepared to provide additional data for appropriate computation for these fences. In case fence heights are available in the Basic Plan, validation reports will be prepared. This activity is continually being done for the south section as of December 2024. Also, DOTr agreed with LBP to conduct re-appraisal for those lots affected area changed due to Parcellary Survey Plan update and supplemental appraisal for additional lots and structures. For SC, additional appraisal was conducted for Taguig and Paranaque, where Development Bank of the Philippines (DBP) was the original GFI for appraisal but changed to LBP, and for previously un-appraised and additional affected properties throughout the south section from January to July 2024. Appraisal reports for additional appraised lots and structures were partially released by December 2024 but are still awaiting the report for Taguig. DOTr continuously do follow up with LBP for the release schedule of the remaining reports.
40. Table II-8 presents the status of pre-disbursement activities; Table II-9 shows the actual status of compensation and disbursements. Information on the land handover status per LGU and contract packages is presented in Table II-10.

Table II-8. Status of Pre-Disbursement Activities

STATUS		LOCAL GOVERNMENT UNIT											TOTAL
		Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
NOTICE OF TAKING	TOTAL AFFECTED LOTS (subject to change after issuance of NOT)	563	177	367	114	261	102	127	54	150	139	42	2,096
	ISSUED	292	145	257	102	231	100	112	38	137	135	39	1,588
	NOT YET ISSUED	271	32	110	12	30	2	15	16	13	4	3	508
	PROGRESS (%)	52%	82%	70%	89%	89%	98%	88%	70%	91%	97%	93%	76%
OFFER TO BUY	ISSUED PER LOTS	5	17	0	3	8	15	10	4	4	10	35	111
	NOT YET ISSUED	558	160	367	111	253	87	117	50	146	129	7	1,985
	PROGRESS (%)	1%	10%	0%	3%	3%	15%	8%	7%	3%	7%	83%	5%
LEGAL APs WHO AGREED TO NEGOTIATED SALE	APs WITH INCOMPLETE DOCUMENTS (6 MO. EXT)	1	9	0	2	1	0	1	0	2	1	6	23
	FOR EJS (6 MO. EXTENSION)	0	0	0	0	0	0	2	0	0	0	10	12
	APs WITH COMPLETE DOCUMENTS	4	8	0	1	7	15	9	4	2	9	29	88
	APs WITH VALIDATED DOCUMENTS	1	3	0	0	2	8	0	2	0	4	21	41
	WITH SIGNED DOAS	1	3	0	0	2	8	0	2	0	4	21	41
	WITH SIGNED ADRI	0	1	0	0	0	0	0	0	0	0	0	1
	PROGRESS (%)	0%	2%	0%	0%	1%	8%	0%	4%	0%	3%	50%	2%
APs FOR EXPROPRIATION	REFUSED NEGOTIATED SALE	0	0	0	1	0	0	0	0	1	0	0	2
	CANNOT BE FOUND	13	1	0	1	10	0	0	0	8	3	0	36
	FAIL TO COMPLETE DOCUMENTS (W/IN 6 MO.)	19	8	3	1	0	2	9	1	6	0	3	52
ISF APs	TOTAL AFFECTED CLAIMANTS	3,238	538	1,605	125	1,916	629	2,397	655	228	2,456	58	13,845
	NOTICE ISSUED	781	173	606	41	541	362	502	213	48	267	55	3,589
	WITH DISPUTED CLAIMS	0	0	0	0	0	0	0	0	0	0	0	0
	WITH INCOMPLETE DOCS	2,883	393	845	59	1,877	487	1,992	605	181	2,328	4	11,654

STATUS		LOCAL GOVERNMENT UNIT											TOTAL
		Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
	WITH COMPLETE DOCS	355	145	760	66	39	142	405	50	47	128	54	2,191
	VALIDATED/VETTED ELIGIBLE APS	0	0	0	0	0	0	0	0	20	0	54	74
	WITH ACCEPTED OTC	29	0	0	0	0	35	89	102	0	20	32	307
	WITH SIGNED ADRI	0	0	0	0	0	0	0	0	0	0	31	31
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	53%	0.2%

Table II-9. Status of Actual Disbursement of Compensation

TYPE OF IMPACT	STATUS OF COMPENSATION	LOCAL GOVERNMENT UNIT											TOTAL
		Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
LAND	TOTAL AFFECTED PRIVATE LOTS	563	177	367	114	261	102	127	54	150	139	42	2,096
	FULLY PAID	1	3	0	0	0	6	0	1	0	2	21	34
	PARTIALLY PAID	0	0	0	1	0	0	0	1	0	0	0	2
	PROGRESS (%)	0%	2%	0%	0%	0%	6%	0%	2%	0%	1%	50%	1.6%
STRUCTURE	TOTAL ELIGIBLE APS ¹	1,290	131	693	67	1,406	379	1,499	489	176	1,497	39	7,666
	FULLY PAID	1	3	0	0	0	4	0	0	0	0	22	30
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	2%	0%	0%	0%	1%	0%	0%	0%	0%	56%	0.4%
CROPS AND TREES	TOTAL ELIGIBLE APS ²	349	6	66	18	299	184	312	287	91	309	8	1,929
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

¹ ibid

² ibid

TYPE OF IMPACT	STATUS OF COMPENSATION	LOCAL GOVERNMENT UNIT											TOTAL
		Manila 2	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba	Banlic (Calamba)	
LOSS OF INCOME (MICRO-BUSINESS)	TOTAL ELIGIBLE APs	537	108	573	140	573	107	429	78	78	446	53	3,122
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME (S, M, L , BUSINESS)	TOTAL ELIGIBLE	5	14	2	9	12	2	8	1	4	15	11	83
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME (DISPLACED EMPLOYEES)	TOTAL ELIGIBLE	2,009	1,508	2,731	531	4,681	880	3,077	835	606	3,575	259	20,692
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
LOSS OF INCOME FOR AGRI/AQUA (INCLUDING TENANTS, CARETAKERS, RENT-FREE-FARMERS)	TOTAL ELIGIBLE	0	0	0	0	9	2	8	10	7	20	12	68
	FULLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PARTIALLY PAID	0	0	0	0	0	0	0	0	0	0	0	0
	PROGRESS (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table II-10. Status of Handing Over of Land to Contractor

CP	LGU	PROJECT ROW (SQ. M.) (Based on updated Parcellary Survey)				UNENCUMBERED LAND (SQ M.)	REMAINING ENCUMBRANCE (SQ M.)	LAND HAND OVER FOR CIVIL WORKS		
		TOTAL	PNR ROW	OTHER GOV LAND	PRIVATE			% HANDED OVER	TO BE HANDED OVER	
									%	EXPECTED DATE
S-02	Manila	272,754	158,082	21,163	93,509	80,323	192,431	29.45%	70.55%	Nov-23 ~ Dec-26
S-03a	Manila, Makati, Taguig	584,286	384,817	55,672	143,797	85,451	198,405	30.10%	69.90%	Mar-24 ~ Dec-26
S-03b	Paranaque					32,240	38,706	45.44%	54.56%	Nov-23 ~ Jun-27
S-03c	Paranaque, Taguig, Muntinlupa					55,684	173,800	24.26%	75.74%	Mar-24 ~ Oct-26
S-04	Muntinlupa	1,123,155	988,681	13,634	120,840	127,318	505,176	55.02%	44.98%	Jun-23 ~ Dec-26
S-05	San Pedro, Binan, Sta Rosa					272,495				Jun-23 ~ Dec-26
S-06	Cabuyao, Calamba					218,165				Jun-23 ~ Oct-26
S-07	Calamba	235,137	0	0	235,137	198,735	36,401	84.52%	15.48%	Jun-23 ~ Jun-25

Note:

- Unencumbered land is defined as land without project affected persons, compensable structures, improvements, trees, crops and utilities and other impacts to which persons are eligible for compensation and assistance.
- Encumbrance includes project affected persons, compensable structures, improvements, trees, crops and utilities and other impacts to which persons are eligible for compensation and assistance.
- In case the land is owned by the government, no landowner is to be compensated for the land.

2. Entitlements Disbursed on Time and Before Displacement of APs to Temporary Accommodations, for Self- Relocation and/or Transfer to New Locations

41. As of December 2024, landowners of 34 lots have been fully paid and 2 lots partially paid by DOTr as mentioned above. Landowners of 21 lots who received payment in Banlic Depot, 2 lots in Sta Rosa and 2 lots in Calamba are not residing in the affected area, thus relocation is not required. Landowner of the Lot ID 20148 in EDSA station area, Makati is a non-resident large scale business establishment and received compensation for land and structure. This property was handed over to the contractor in March 2024 when the construction commenced for CP S-03a. With regards to income losses, the landowner was fully aware of the project and had already relocated their operations and employees to another location before the transaction began. With these, their business is still on going and no operations were affected. The landowner of 1 lot in Makati (Lot ID 20070) has been voluntarily transferred to a new location in December 2023. The landowner of another lot compensated in June 2024 at Makati (Lot ID 20103) is not residing in this property, but caretaker is residing. The DOTr conducted due diligence for the caretaker and included her in the non-landowner master list to provide the same entitlements as non-landowner. Out of 6 lots compensated in San Pedro, 1 lot is vacant (Lot ID 60077) and no resident. There are residential structures in Lot ID 60072, but the structure owner is different from the landowner. The DOTr obtained an affidavit of waiver of structure from the landowner to compensate to structure owner separately and the structure owner has not relocated yet. There are residents in 4 lots (Lot ID 60060, 60074, 60116 and 60117), and they still stay there as of December 2024 since surrounding lots has not been acquired by the DOTr and partial handover of these lots is not efficient for construction. In same reason, landowner of Lot ID 11159 in Manila has not relocated yet.
42. For landowners, only 1 household has been displaced as of December 2024, however, entitlements such as utility reconnection cost and transportation assistance have not been disbursed yet. DOTr is preparing “Implementation Mechanism for Other Entitlements” as guideline for provision of other entitlements for landowners as per conditionally approved RAP during this reporting period.
43. For non-landowners, 28 APs have been relocated to temporary relocation facilities after the release of compensation and entitlement. Details are described in next section.

Table II-11. Status of Entitlements Disbursement for Landowners

CP	Lot ID or No. of Lots	Disbursement of Compensation	Disbursement of Entitlements	Displacement	Remarks
S-07	21 lots	May 29, 2023, onward	N/A	N/A	Non-Resident landowner
S-02	11159	December 2, 2024	Not yet	Not yet	For Self- Relocation
S-03a	20148	June 30, 2023	N/A	March 2024	Transfer to New Location (Business Owner)
S-03a	20070	November 16, 2023	Not yet	December 2023	Self-Relocation
S-03a	20103	June 14, 2024	N/A	N/A	Non-Resident landowner Caretaker (NLO) for relocation
S-03c	40133	October 8, 2024	N/A	N/A	Deposit for expropriation. Non-Resident landowner
S-05	60060	October 27, 2023	Not yet	Not yet	For Self- Relocation

CP	Lot ID or No. of Lots	Disbursement of Compensation	Disbursement of Entitlements	Displacement	Remarks
S-05	60074	October 25, 2023	Not yet	Not yet	For Self- Relocation
S-05	60077	October 25, 2023	N/A	N/A	Non-Resident landowner
S-05	60072	November 26, 2024	N/A	N/A	Non-Resident landowner AH SO will be compensated separately
S-05	60116	November 22, 2024	Not yet	Not yet	For Self- Relocation
S-05	60117	December 13, 2024	Not yet	Not yet	For Self- Relocation
S-05	80002	October 11, 2024	N/A	N/A	Non-Resident landowner Partial payment due to mortgage
S-05	80039	October 10, 2024	N/A	N/A	Non-Resident landowner
S-06	100091	September 20, 2024	N/A	N/A	Non-Resident landowner
S-06	100080	September 24, 2024	N/A	N/A	Non-Resident landowner
TOTAL	36 lots				

E. Resettlement Progress

1. Status on Relocation and Resettlement Assistance

44. Upon the release of compensation and entitlement for 31 APs (22 SOs and 9 NSOs) in Banlic Depot in October and November 2024, 28 APs have been relocated to temporary relocation facilities with rental subsidy until permanent relocation site will be ready for occupancy. DOTr, DHSUD and LGU Housing Office conducted Temporary Rental Facility (TRF) Assessment prior to the release of payment and all identified TRFs successfully passed the standards set by ADB.

2. Introduction on Relocation Preparation/Resettlement Site Development

45. DOTr ensures that the non-landowners (NLOs) will be provided with resettlement assistance due to the permanent loss of residential structures. No affected household (AH) will be forcibly evicted, or structures demolished without prior notice, without going through the proper consultation process and LIAC process. Further, relocation and resettlement procedures and guidelines set by the Government of the Philippines (GoP) shall be observed. The status of Site Selection and Socialized Housing Construction is presented in Table II-12 below.

3. Descriptions and Updates on Major Activities

46. **Community Organizing.** SHFC has conducted community assemblies in all affected LGUs in entire south segment. During this reporting period, Community Assembly was conducted for Manila on July 17-20, August 19-24, September 21, November 12, 13 and 16, 2024, for Makati on July 13-14, 2024, for Taguig on August 26 and December 3-5, 2024, for Binan on July 7, 2024. Community Assembly for Potential Beneficiaries was completed on August 31, 2024, in Muntinlupa. The Homeowners' Association (HoA) registration was completed for Binan, Calamba and San Pedro as of December 2024. HoA Registration is pending for Sta. Rosa and Cabuyao until the site is finalized.
47. **Publication/Certification and Presentation of Identified Sites to APs.** The newly proposed relocation sites in Naic, Cavite was presented to the APs of

Manila during community assemblies in March 2024. HoA, Barangay officials and LIAC members of Manila and Taguig conducted site visit at Naic, Cavite. For Taguig, newly organized HOA officers already conducted first ocular visit in Naic, together with the LIAC members.

48. **Site Selection.**

Manila, Makati and Taguig: In September 2023, Social Housing Finance Corporation (SHFC) officially confirmed that the Carissa Homes is no longer intended for the relocation sites for the affected households (HHs) in the National Capital Region (NCR) areas due to the unsaleable lot concerns and it was also approved by LIAC. Instead, SHFC proposed South Savannah Homes Property at Naic, Cavite for Manila, and Malainen Bago Homes Property at Naic, Cavite for Makati and Taguig. The PIB relocation preference survey was conducted on March 9-23, 2024, and 2,147 PIBs (75%) collected out of 2,865 target community assembly attendees. As a result, 1,897 or 88.35% preferred assisted relocation, 93 or 4.33% preferred self-relocation and 157 or 7.31% undecided. As of December 2024, preliminary site development works and foundation works (24.72%) for 9 out of 41 buildings, and steel frame installation for 1 building, building construction (2.73%) are ongoing for South Savannah Homes relocation site, while site development (37.50%) and building construction (42.24%) for 6 out of 41 buildings are ongoing for Golden Sunrise relocation site.

Paranaque: Osorio Compound, Barangay San Martin de Porres has been approved and endorsed by the LIAC Site Selection Committee as in-city resettlement site. The developer is AVECS Corporation/10 Builders and Development Corp. Construction has not started yet.

Muntinlupa: The newly identified relocation site is Near-City, namely Sining Residences II, Barangay Bagong Silang San Pedro, Laguna with S&P Construction Technology and Development Company, Inc. During the reporting period, SHFC Board approved it on October 29, 2024, but still awaiting release of Letter of Guarantee and final plans. In advance, excavation of footing foundation is ongoing.

San Pedro: During the Site Selection Committee (SSC) and Special LIAC meeting in September 2023, SHFC presented the in-city relocation site at Sining Residence, Barangay Bagong Silang, San Pedro. The developer is S&P Construction Technology and Development Corporation Inc. SHFC Board approved it on October 29, 2024, and the 1st tranches of the Letter of Guarantee for 4 buildings and the 2nd tranches for 7 buildings from SHFC have been released. The registration of HOA is ongoing. Construction has been commenced in March 2024, and 288 housing units are ongoing construction.

Biñan: The arrangement is In-City at the Meadows of Barangay Langkiwa, Biñan, Laguna. With the approval of the SHFC Board as well as the Letter of Guarantee, construction of 2,030 housing units is ongoing. Target for completion by March 2025 is 1,012 units and by June 2025 is 392 units as per Accomplishment Report of the Developer.

Sta Rosa: The Resureccion Property (16,862 sqm) is considered as In-City resettlement site, and the approved developer is Altissima Enterprises. Currently, there is an ongoing process of approval from LIAC, SHFC, and HOA. Also, accreditation of the Developer, finalization of usufruct agreement from the LGU,

reclassification of land for the property from agricultural to residential and evaluation of the Project Proposal.

Cabuyao: Based on the SSC Meeting last May 2024, the Landowner is no longer interested in selling the Batas Property in Brgy. Marinig. This will no longer be pursued by LIAC. The DOTr and SHFC prepared a proposal to do near-city relocation in Rizalville, Calamba and held a meeting with DHSUD, City Urban Development and Housing Affairs Office (CUDHAO), and Calamba LGU on August 22, 2024. The DOTr and CUDHAO secured the signed resolution from the Local Housing Board (LHB), but the respective mayors of Calamba and Cabuyao have not met to discuss in detail the near-city relocation of Cabuyao APs in Rizalville, Calamba as of December 2024.

Calamba: SHFC already acquired Arambulo et Al. Properties, Banlic, Calamba (Rizal Ville) and on August 26, 2022, the LGU Sangguniang Panlungsod (City Council) approved the reclassification of the land from Agriculture to Residential. SHFC board approved the property in June 2023. The relocation site construction started in June 2023 and still ongoing for a total of 1,578 units. Baque Corporation, the developer of the resettlement site facilitated the application for electric and water utilities, then, SHFC collected and consolidated requirements to enable the relocation in Building 6. By November 2024, Pump House 2, and Building 6's individual units and common areas were already fully energized. However, housing units have not been turned over yet as of December 2024.

49. **Site Inspection, Acceptance and Turnover of units to AHs.**

For Calamba, site tripping was conducted by 17 APs on September 28, 2022. In addition, HOA punch listing for one building was done on August 22, 2024. For Manila, Taguig, Muntinlupa, and San Pedro, site inspections were conducted by interim HOA Officers. For Cabuyao, site tripping in Rizalville was conducted by the HOA last September 1, 2024. However, no units has been turned over to AHs as of the end of December 2024.

50. Institutional arrangement, social preparation, site selection and construction works are in progress in coordination with KSAs and LGUs. 28 APs in Banlic Depot have been relocated to temporary relocation facilities in October and November 2024, however, relocation of APs to permanent resettlement sites has not started yet as of the end of December 2024.

Table II-12. Status of Site Selection and Socialized Housing Construction

STATUS	LOCAL GOVERNMENT UNIT									
	Manila	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba
Community Organizing	Done 1 of 3 Community Assembly (CA) Completed 2nd General Community Assembly on Jul 17-20, Aug 19-24 & Sep.21, 2024 Done Special Community Assembly for Priority PAHs held on Nov.12, 13 & 16, 2024	1st Community assembly conducted from 23-29 March 2023 2nd Community Assembly Conducted on 13 & 14 July 2024	Completed 1st Community Assembly (CA) Completed 2nd Community Assembly conducted in July 2022 Completed 3rd Community Assembly on Apr 17-27, 2024, for the newly proposed relocation site Completed General Community Assembly on 26 Aug 2024 and 03 Dec 2024 Completed Special Community Assembly in Brgy. North Daang Hari on 04 & 05 December 2024	Completed 1st Community Assembly in 2023 General Assembly on 09 May 2024 Completed 2nd Community Assembly conducted on 15 May 2024	1st Community Assembly conducted from 16-24 January 2023 2nd Community Assembly conducted from 22 Nov to 02 December 2023 Community Assembly for Potential Beneficiaries - APs of Barangay Alabang and Putatan on August 31, 2024 2nd SCM on the Redesign and Realignment of Sucat Station with the AHs in Rang-Ay and Barracks in Barangay Sucat on October 5, 2024	4th Community Assembly conducted on 9 December 2023 and HoA registration conducted in January 2024	2nd General Community Assembly conducted in Sep 2023 3rd Community Assembly conducted on 17 February 2024 and HoA registration in September 2023	2nd community assembly conducted on 26 August 2023 and Homeowners' Association (HOA) Registration is pending until the site is finalized.	4th General Community Assembly was conducted on 15 October 2023, and Homeowners' Association (HOA) Registration is pending until the site is finalized	3rd General Community Assembly was conducted on 14 October 2023, and Homeowners' Association (HOA) Registration was done in November 2022
Publication	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started
Presentation of Identified Sites to APs	The new proposed relocation sites in Naic, Cavite was presented to the APs during community assemblies Interim HOA/Bgy officials and LIAC conducted site visit at South Savannah and Golden Sunrise, Brgy. Malainen Bago, Naic, Cavite	Consultation with APs for the new proposed relocation site in NAIC, Cavite, still undergoing preparations	Newly organized HOA officers already conducted first ocular visit in Naic, together with the LIAC members.	Osorio Compound, SMDP, PRN (in-city)	LIAC approved LIAC Resolution No. 1 on the proposed properties at Barangay Bagong Silang, San Pedro, Laguna, as proposed permanent near-city resettlement site for the Muntinlupa APs	Resurvey PIBs for newly approved relocation site at De Mesa Property completed with 65% accomplishment	Resurvey PIBs for newly approved relocation site at Langkiwa Property completed with 56% accomplishment	Complete but not yet approved Resurreccion Property but an untitled agricultural land	LIAC decided to do near-city relocation in Rizalville, Calamba	Site Inspection of the Building Units with Members of the HOA was conducted on 23 January 2024

STATUS	LOCAL GOVERNMENT UNIT									
	Manila	Makati	Taguig	Parañaque	Muntinlupa	San Pedro	Biñan	Sta. Rosa	Cabuyao	Calamba
Site Selection (by APs)	Ongoing Ongoing collection of Relocation Option Form from APs by SHFC.	Ongoing AP ocular visit for scheduling	Ongoing Ocular visit conducted by Adhoc HOA with LIAC	Complete Osorio Compound, SMDP, PRN (in-city)	Complete: Sining Residence II (Near City) Barangay Bagong Silang San Pedro, Laguna in December 2023	Complete: In-City: Sining Residence, Brgy Bagong Silang, San Pedro	Complete: In-City: Langkiwa Property, Brgy Langkiwa Binan	Final: In-City: Resurrection Property, Brgy Pooc, Santa Rosa	Completed Shifted to near-city relocation in Rizalville, Calamba	Completed: In-City Arambulo Property (Rizal Ville)
Construction works	Golden Sunrise: Ongoing construction of 6/41 buildings Target Handover: Mar-25 (3 bldgs) South Savannah: Ongoing construction works for the 9/41 buildings (424 units) Target hand-over: Mar-25 (11)	Golden Sunrise: Ongoing construction of 6/41 buildings Target Handover: Mar-25 (3 bldgs)	Golden Sunrise: Ongoing construction of 6/41 buildings Target Handover: Mar-25 (3 bldgs)	Not yet started	Building 1- 10.31% Foundation & FTB – Done Building 2, 5 and 4 – Foundation excavation – Ongoing	2 nd LOG Released for 7 Buildings Site Progress (1 st LOG / 4 Buildings) Bldg. 7: 21.20% Bldg. 8: 23.28% Bldg. 9: 32% Bldg. 10: 22.44%	Started in October 2023 Ongoing construction of 15/26 buildings (1,870 units) Target Handover Batch 1: Nov-24 Batch 2: Dec-24 Batch 3: Feb-25 Batch 4: Mar-25 Batch 5: Dec-25	Not yet started Altissima (Developer) accredited by the SHFC	NA/ Shifted to near-city relocation in Rizalville, Calamba	Started in June 2023 Ongoing construction of 21/28 buildings (1,578 units) Target Handover Batch 1: Aug-24 Batch 2: Sep-24 Batch 3: Oct-24 Batch 4: Nov-24 Batch 5: Dec-24
Site inspection (APs)	Site inspection conducted by Interim HOA Officers	Not yet started	First site Inspection done by provisional HOA officers	Not yet started	Site inspection conducted by Interim HOA Officers	Site inspection conducted by Interim HOA Officers	Not yet started (willingness for site inspection surveyed)	Not yet started (willingness for site inspection surveyed)	On-going HOA site tripping in Rizalville was done on 1 Sept 2024	On-going HOA Punch listing for Building 6 was done on 22 August 2024
Acceptance of APs and Turn-over of units	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	Not yet started	NA There is an ongoing discussion with Calamba LGU on near-city relocation	On-going Banlic Depot APs await the completion of the reconnection of utilities (water and electricity) in their respective units (Building 6)

Category of status: not yet started; complete; ongoing; incomplete; not applicable.

Table II-13. Progress of Actual Relocation/Displacement of AHs

LGU	TOTAL # AHs			NUMBER OF AHs DISPLACED																			
				SELF-RELOCATION				TEMPORARY ACCOMMODATION (RENTAL SUBSIDY)				PERMANENT HOUSING (SOCIALIZED)				PERMANENT HOUSING (ECONOMIC)				PUBLIC RENTAL FACILITY			
	TOTAL	MALE HEADED	FEMALE HEADED	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)	TOTAL	MALE HEADED	FEMALE HEADED	PROGRESS (%)
Manila 2	3,238	2,143	1,095	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Makati	538	308	230	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taguig	1,605	947	658	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parañaque	125	73	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Muntinlupa	1,916	1,357	559	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
San Pedro	629	461	168	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Biñan	2,397	1,614	783	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sta. Rosa	655	461	194	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cabuyao	228	157	71	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Calamba	2,456	1,666	790	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Banlic (Calamba)	58	36	22	-	-	-	-	28	15	13	48%	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	13,845	9,235	4,610	0	0	0	0%	28	15	13	0.2%	0	0	0	0	0	0	0	0%	0	0	0	0%

F. Consultation, Participation and Information Disclosure

51. **Public Consultations.** A series of online and face-to-face coordination meetings have been conducted by the DOTr-PNR with the LGUs and partner agencies. This is to ensure that the RAP implementation and institutional arrangement are aligned with the project schedule in all LGUs. These consultations are intended to generate greater awareness and support from the LGUs during project implementation. As of July 21, 2023, as per Proclamation No. 297 by the President of the Republic of the Philippines, the state of public health emergency throughout the Philippines due to Covid-19 has been officially lifted. There are no problems in conducting face-to-face consultation activities with the APs, thus a series of meetings were held per LGU to update them on the latest project timeline, consulted them again with regard to their preference of relocation option (self or assisted relocation) and consulted them on their choice of location for their temporary accommodations with rental subsidy while waiting for the completion of their permanent housing. In the consultation meetings, gender-disaggregated information has been obtained to record issues and concerns affecting women particularly those with vulnerabilities during the actual movement out of project right of way.
52. An IEC Meeting with the LGU of Parañaque was held on January 18, 2024, to discuss the additional properties to be acquired by the project in Pusco property in Barangay San Martin de Porres. The city mayor and other city offices representatives were informed on the conduct of consultation meetings with the potentially affected persons, commencement of survey activities including SCM, Census and Tagging, DMS and SES, and additional housing units needed for the relocation of the NLO AHs to be affected. The 1st Stakeholders Consultation Meeting (SCM) for potential APs in Pusco Property in FTI Entrance 1 was held in April 2024 to discuss the commencement of survey activities while the 2nd Consultation Meeting was held July 12, 2024. The potential APs are either owners or occupants of the potentially affected structures within the private property of Pusco. Census and Tagging and DMS have been conducted in April 2024, and SES was conducted in July 2024. Final Paranaque Non-Landowner Masterlist including additional APs in Pusco properties was endorsed to the LIAC for BSAAC processing in October 2024 and under review as of December 2024.
53. In Manila, series of General Community Assemblies were conducted for each barangay from July to September 2024. Main agenda of the community assemblies are to discuss the project timeline, updates, and entitlement, SHFC overview on resettlement, BSAAC process, and social preparation. SHFC also discussed the Relocation Option Form (ROF), a tool determining AHs relocation options – assisted or self-relocation and preferred socialized housing resettlement sites (if qualified) - Golden Sunrise and South Savannah, both in Brgy. Malainen Bago, Naic, Cavite. Special General Community Assemblies for community APs and priority APs were also conducted in November 2024.
54. In Taguig, the RRAP Revisiting Workshop was held last October 3, 2024. The South Savannah resettlement site was discussed further as a potential option for Taguig APs. Also, special community assemblies were conducted in December 2024.
55. In Muntinlupa, Community Assembly for Potential Beneficiaries - APs of Barangay Alabang and Putatan was held on August 31, 2024, focusing on the

project updates, the Magna Carta for Homeowners and HOA creation process, crafting of HOA By-laws Articles 1-11 Provisions, and the mandatory monetary obligations such as the membership fee, monthly dues, and other concerns. The 2nd Stakeholders' Consultation Meeting for newly affected APs in Sitio Rang-Ay and Barracks in Barangay Sucat was also held on October 5, 2024, to provide updates on RAP activities and shared details about the upcoming Socio-Economic Survey.

56. The community assemblies were continuously conducted in some other LGUs to discuss the project updates, rental subsidy, resettlement site updates, timeline, and other concerns, as listed in the table below.
57. For the landowners, several coordination meetings and stakeholder consultation meetings were held in response to the individual request of landowners, for newly affected landowners or landowners with special concerns, agencies affected by Tunnel Section to discuss easement agreement, etc., as shown in table below.

Table II-14. Stakeholder Consultation Meeting during July – December 2024

Date	LGU	Venue	Participants	Particular
For Non-Landowners				
July 07, 2024	Biñan	Covered Court of Barangay Sto. Niño, Biñan Laguna	DOTr, GCR, SHFC, DHSUD, CSWD, BLGU, HOA	General Community Assembly
July 12, 2024	Parañaque	Sitio Malugay Chapel, Brgy. San Martin de Porres, Parañaque City	DOTr, GCR, LGU, and PAHs	2 nd Stakeholders Consultation Meeting
July 13-14, 2024	Makati	Pio Parada Sports Complex, Makati City	DOTr, PNR, GCR, DHSUD, SHFC, PNP, and PAHs	2 nd Community General Assembly
July 17, 2024	Manila	Covered Court, Barangay 811, Paco, City of Manila	DOTr, GCR, SHFC, DHSUD, and PAHs	2 nd Community General Assembly
July 18, 2024	Manila	Covered Court, Barangay 811, Paco, City of Manila	DOTr, GCR, SHFC, DHSUD, and PAHs	2 nd Community General Assembly
July 19, 2024	Manila	Covered Court, Barangay 811, Paco, City of Manila	DOTr, GCR, SHFC, DHSUD, and PAHs	2 nd Community General Assembly
July 20, 2024	Manila	Covered Court, Barangay 811, Paco, City of Manila	DOTr, GCR, SHFC, DHSUD, and PAHs	2 nd Community General Assembly
August 19, 2024	Manila	Function Hall, 2 nd Floor, Paraiso ng Kabataan, Santa Cruz, City of Manila	DOTr, GCR, SHFC, DHSUD, LGU, and PAHs	2 nd Community General Assembly
August 20, 2024	Manila	Dapitan Sports Complex, Sampaloc, Manila	DOTr, GCR, SHFC, DHSUD, LGU, and PAHs	2 nd Community General Assembly
August 22, 2024	Manila	Dapitan Sports Complex, Sampaloc, Manila	DOTr, GCR, SHFC, DHSUD, LGU, and PAHs	2 nd Community General Assembly
August 23, 2024	Manila	Hipodromo Covered Court, Brgy. 629, City of Manila	DOTr, GCR, SHFC, DHSUD, LGU, and PAHs	2 nd Community General Assembly
August 24, 2024	Manila	Dapitan Sports Complex, Sampaloc, Manila	DOTr, GCR, SHFC, DHSUD, LGU, and PAHs	2 nd Community General Assembly
August 31, 2024	Muntinlupa	Alabang Public Market, Brgy. Alabang, Muntinlupa City	DOTr, GCR, SHFC, HOA, DHSUD, LGU	Community Assembly for Potential Beneficiaries
September 21, 2024	Manila	Barangay 424 Covered Court, Sampaloc Manila	DOTr GCR SHFC DHSUD PNR LGU	2 nd General Community Assembly
October 3, 2024	Taguig	Manaoag Hotel, Manaoag, Pangasinan	DOTr, GCR, SHFC, PNR, DHSUD, PCUP, STVC, LGU	Taguig RRAP Revisiting Workshop
October 5, 2024	Muntinlupa	Barangay Sucat, Muntinlupa City	DOTr, GCR, BLGU, HOA	2 nd Stakeholders' Consultation Meeting
November 12, 2024	Manila	Barangay 474 Covered Court, Sampaloc, Manila	DOTr, GCR, DHSUD, SHFC	Special General Community Assembly for Community APs
November 13, 2024	Manila	Paraiso ng Kabataan, Santa Cruz, Manila	DOTr, GCR, DHSUD, SHFC	Special General Community Assembly for Community APs
November 16, 2024	Manila	Barangay 867, Pandacan, Manila	DOTr, GCR, DHSUD, SHFC	Special General Community Assembly for Priority APs
December 03, 2024	Taguig	Barangay Western Bicutan, Taguig City	DOTr, GCR, SHFC, Taguig HOA, BLGU	Special General Community Assembly for Priority APs

Date	LGU	Venue	Participants	Particular
December 04-05, 2024	Taguig	Barangay North Daang Hari, Taguig City	GCR, SHFC, CLGU, BLGU	Special Community Assembly for Priority APs
For Landowners				
July 04, 2024	Paranaque	San Martin De Porres, Parañaque City	DOTr, GCR, Greencross	Coordination Meeting with Greencross to discuss new alignment on their property
July 10, 2024	Paranaque	San Antonio Building, Makati City	DOTr, GCR, PUSCO	Coordination Meeting with PUSCO to provide project updates and status
July 13, 2024	Taguig	Adriano Homes Subdivision Brgy. Bagumbayan Taguig City	DOTr, GCR, Taguig LGU	General Assembly of Adriano Homes Subdivision
July 22, 2024	Sta Rosa	C. Morales Building Motocentral HO San Antonio, Binan, Laguna	DOTr, GCR, Landowners, Legal Consultant, Executive assistant and Finance Manager of LO, Metrobank	Coordination Meeting with Landowner and Metrobank representative regarding payment process of mortgage in Metrobank and BIR/Tax concerns
July 30, 2024	Cabuyao	San Pablo, Laguna	DOTr, GCR, Diocese	Meeting with Diocese of San Pablo Laguna regarding affected properties in Cabuyao
July 31, 2024	Makati	Brgy. Magallanes, Makati City	DOTr, GCR, Barangay Magallanes, representatives of CREAL, LFJV (contractor of CP S-03a)	Coordination meeting with Barangay Magallanes and LFJV regarding barangay clearance and concerns of CREAL
August 07, 2024	Paranaque	San Martin De Porres, Parañaque	DOTr, GCR, Jehovah's Witness	Coordination Meeting with Jehovah's Witness to provide project update and status
September 10, 2024	Taguig	Taguig LGU LLTMO Office	DOTr, GCR, LLTMO	Information, Education and Communication (IEC) Meeting for Local Land Titling & Management Office (LLTMO), Taguig LGU
September 11, 2024	Manila	Sta. Cruz, Manila	DOTr, GCR, Maynilad, Alveo, Celadon	Coordination with Maynilad, Alveo and Celadon Representatives regarding affected water line and Consultation Meeting with Celadon HOA
September 20, 2024	Cabuyao	DOTr SQA Office, Calamba (Online)	DOTr, GCR, PNR, Cabuyao LGU, Landcomm	Meeting with LANDCOMM/DRCC, Cabuyao LGU, DOTr regarding Fence Issue
September 20, 2024	Taguig	Brgy. Bagumbayan Taguig	DOTr, GCR, Plant officers of Suyen Corporation	Short Coordination Meeting with Suyen Corporation regarding key concerns for the impact to their operation
September 21, 2024	Makati	Pio del Pilar, Makati City	DOTr, GCR, EGI Condominium Unit Owners	Stakeholders Consultation Meeting with EGI Condominium Unit Owners
September 24, 2024	Paranaque, Taguig	San Antonio Building, Makati City	DOTr, GCR, Barangay, PUSCO, Landowners	Coordination Meeting with Landowners in CP S-03C to provide project updates and status
September 25, 2024	Manila	DMG Center., Mandaluyong City	DOTr, GCR, Honeycomb Builders Inc.	Coordination meeting with Honeycomb Builders Inc. regarding status of ongoing case hearing
October 02, 2024	Cabuyao	LANDCOMM Office, Aranaiz Ave. Makati	DOTr, GCR LANDCOMM	Meeting with LANDCOMM regarding project affected lots in Cabuyao safeguarded by them
October 10, 2024	Paranaque	Km 15 PNCC Compound, E Service Rd, Paranaque City	DOTr, GCR, Philippine National Construction Corporation (PNCC)	Coordination meeting with DOTr and PNCC regarding acquisition of their property
November 12, 2024	Cabuyao	Birmingham Village, Cabuyao Laguna	DOTr, GCR, Barangay Captain, HOA, Lot Owners	Stakeholders Consultation Meeting with Birmingham Village Cabuyao
November 13, 2024	Paranaque	19 Romualdez St. Mabini, Ermita, Manila	DOTr, GCR, Kayamanan Holdings, Corp	Coordination Meeting with Kayamanan Holdings, Corp.
November 25, 2024	Calamba	Baque Corporation, Quezon City	DOTr, GCR, Baque Corporation	Coordination Meeting with Baque Corporation regarding acquisition of their lots in Banlic Depot
November 26, 2024	Makati	PDIC Office, Chino Roces Ave., Makati City	DOTr, GCR, Philippine Deposit Insurance Corporation (PDIC)	Coordination with PDIC to identify the way forward regarding the acquisition process of the lots in Makati, Paranaque and Muntinlupa
November 26, 2024	Manila	NHA West Sector Office	DOTr, NHA, GCR	Coordination meeting with NHA regarding lots owned by NHA in Manila
November 29, 2024	Makati, Paranaque	DHSUD Office, Quezon, City	DOTr, DHSUD, GCR	Coordination Meeting with DHSUD regarding affected condominiums in Makati and Paranaque
December 12, 2024	Taguig	Department of Education, Pasig City	DOTr, DepEd, GCR	Coordination Meeting with DepEd regarding affected lot in Taguig

G. Grievance Redress Mechanism

1. Grievance Redress Mechanism updates

58. The launching of the electronic Grievance Redress Mechanism (eGRM) by the DOTr in collaboration with the ADB on September 14, 2022, marked an innovative change and resulted in a notable development in the grievance redress process. The eGRM aims to unify the railway system's GRM database, ensure data accuracy, enhance accessibility, and provide convenient features such as automatic ticket generation and encoding. Through the eGRM portal, the APs may directly raise their queries and concerns to Central DOTr grievance officers, promoting timely grievance resolution and at the same time strengthening the coordination among the DOTr teams.
59. The south segment is still facing a notable number of complaints relative to RAP that may be attributed to the ongoing activities on the ground such as Due Diligence for both landowners and non-landowners, onsite validation, community assemblies, and issuance of Notice of Taking and other documents to APs.
60. GRM monthly meetings and Data Management trainings were conducted and close coordination among GRM focal were maintained to actively monitor the progress of respective grievances and ensure its successful resolution.
61. In August 2024, orientation or refresher trainings were given to case handlers in charge of Muntinlupa to Calamba regarding the grievance redress mechanism – the policies encompassing it, how to handle cases and its resolution process, etc.
62. In December 2024, eGRM portal trainings were conducted to the data managers of contract packages in the South segment wherein they received re-orientation and hands-on retraining of the portal. The data managers also took part on grievance handling assessment as a conclusion of the training.

2. Status of Grievances Redressed

63. During this reporting period, a total of 208 grievances or inquiries were received. With the following subtotal of 60 RAP-related; 39 Environmental-related; 34 Technical concerns; 9 Gender-based Violence; 37 Staff-related; 23 General Queries; and 6 Not Within Project Scope.
64. Out of 60 RAP grievances, 51 fall under the SCRP. Moreover, the city of Muntinlupa has received the greatest number of grievances with a total of 17.
65. From the DOTr GRM Portal/Database, the following GRM Report has been generated for the SCRP. Table II-15 and Table II-16 shows the number of RAP grievances received according to its categories and subcategories from the period of July to December 2024. It is evident that most of the grievances recorded in the SCRP pertains to Accessibility.

Table II-15. Status of Received RAP-SCRIP Grievances (July to December 2024)

AREA AFFECTED	Received Grievances				Ongoing Grievances				Resolved Grievances			
	Land and Structure Acquisition	Relocation and Resettlement	Livelihood and Employment	Total	Land and Structure Acquisition	Relocation and Resettlement	Livelihood and Employment	Total	Land and Structure Acquisition	Relocation and Resettlement	Livelihood and Employment	Total
Manila	4	6	0	10	0	0	0	0	4	6	0	10
Makati	1	3	0	4	0	0	0	0	1	3	0	4
Taguig	3	1	0	4	0	0	0	0	3	1	0	4
Parañaque	0	1	0	1	0	0	0	0	0	1	0	1
Pasay	0	0	0	0	0	0	0	0	0	0	0	0
Muntinlupa	3	14	0	17	0	0	0	0	3	14	0	17
San Pedro	1	1	0	2	0	0	0	0	1	1	0	2
Biñan	0	3	0	3	0	0	0	0	0	3	0	3
Santa Rosa	0	1	0	1	0	0	0	0	0	1	0	1
Cabuyao	0	5	0	5	0	0	0	0	0	5	0	5
Calamba	3	1	0	4	0	0	0	0	3	1	0	4
Total	15	36	0	51	0	0	0	0	15	36	0	51

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases.

Table II-16. Subcategories of RAP-SCRP Grievances

Subcategories of RAP Grievances	TOTAL
Land and Structure Acquisition	
Assistance to Entitlements	5
Document Processing	6
Issue of Ownership	3
Land Clearing/Demolition	4
Payment Processing	2
Relocation and Resettlement	
Accessibility	12
Inclusion to Masterlist	14
Relocation Entitlements and Assistance	3
Safety and Security	1
Structural Concerns	4
Utilities	2

Source: Analysis of GCR RAP Team based on the DOTr's GRM databases

H. Livelihood Restoration and Improvement Program (LRIP)

66. In the Blumentritt-Calamba Section, the schedule of the regular DOTr-GCR LRIP meetings to align the LRIP activities are as follows:

LGU	Schedule
Manila Livelihood Subcommittee	every 2nd Wednesday of the month
Makati Livelihood Subcommittee	every Tuesday of the month
Taguig Livelihood Subcommittee	every first Friday of the month
Paranaque Livelihood Subcommittee	Formed but has not convened yet
Muntinlupa Livelihood Subcommittee	every 1st Wednesday of the month
San Pedro Livelihood Subcommittee	every 2nd Friday of the month
Binan Livelihood Subcommittee	every 4th Wednesday of the Month
Santa Rosa Livelihood Subcommittee	every 3rd Wednesday of the Month
Cabuyao Livelihood Subcommittee	every 3rd Thursday of the month
Calamba Livelihood Subcommittee	every 1st Thursday of the month

67. The PNR track removal and fencing commenced last July 2023 along CP S-04 to CP S-06, from April 2024 along CP S-01 to CP S-03c, and the trolley drivers are among those directly affected by this activity. The start of a project's construction also means losing their daily source of income along the PNR tracks. To mitigate the impacts on the income and livelihood of affected trolley drivers, the DOTr LRIP Team conducted a socio-economic survey (SES) and Training Need Assessment (TNA) for unsurveyed trolley drivers as the preliminary process of obtaining and verifying data from the trolley drivers. The survey includes their basic information, term of residence, primary and other sources of income, and membership to an association. In January 2024, the Barangay General Assembly was conducted in response to the appeal of the trolley drivers who were not included in the list of those to be compensated. These Assemblies were conducted in Calamba and Muntinlupa enabled the APs to file their appeals which were deliberated on by March for endorsement by the respective barangays. Based on these activities, an initial masterlist of qualified trolley drivers (345 drivers from 7 LGUs) with entitlements was prepared for initialization of

documents preparation by July 2024. Since then, the processes of entitlements for trolley drivers have been on hold as of December 2024, nonetheless, DOTr assures that the trolley drivers will be given their payment based on the entitlement of RAP.

68. Due to the stoppage of PNR operation, numerous PNR employees have been transferred to other areas or lost their jobs. DOTr decided to provide assistance to PNR employees affected by the stoppage of operation. The documents of PNR employees were reviewed to compensate them for income loss (291 employees) and for commuting allowance (301 employees) in April 2024. Processing and completion of requirements for payment was completed in May 2024. The income loss payment amounted to PhP12,777,801.24. Subsequently, Certificate of Acceptance (Katibayan ng Pagtanggap (KNP)) was routed to those who received compensation for income loss. In addition, payment for the commuting allowance of 237 validated employees was processed during this reporting period. 216 employees have received commuting allowance and the ongoing process of remaining 21 employees as of December 2024.
69. In early December 2023, the DOTr discussed the ADB request for a stand-alone LRIP Guide or Reference for the Project. The draft stand-alone detailed LRIP was submitted to ADB in March 2024 and is under review as of December 2024.
70. **LRIP Workshops Conducted.** There was a continuing attempt for a possible MoA with TESDA. Further, the meeting with St. Peregrine Institute hoped to resume agreements for training workshops to be conducted.

Table II-17. Status of Required Formal Agreements Prior to Implementation

ENTITY	Type of Agreement Required	Purpose	Signed? (Y/N)
TESDA	MOA	Skills Training Program	No
DTI	TBC	TBC	No
DOLE	TBC	TBC	No
DSWD	TBC	TBC	No
LBP	MOA	Account Opening	Yes

71. **Financial Literacy and Management Training.** Financial literacy orientations were conducted when payment of compensation and entitlements were released to NLO APs in Banlic Depot. There were 4 sessions, and 31 AHs attended.

Table II-18. Financial Management Training Conducted during July to December 2024

LGU	# PLANNED SESSION	# SESSIONS CONDUCTED	# ELIGIBLE PAH	# ELIGIBLE PAH ATTENDED	# ELIGIBLE APS			# ELIGIBLE APS ATTENDED		
					M	F	T	M	F	T
Manila 2										
Makati										
Taguig										
Parañaque										
Muntinlupa										
San Pedro										
Biñan	-	-	-	-	-	-	-	-	-	-
Sta. Rosa										
Cabuyao										
Calamba										
Banlic (Calamba)	4	4	31	31	17	14	31	17	14	31

1. Vocational/entrepreneurial training for of APs in livelihood rehabilitation programs (women, men, and vulnerable groups)

72. **Vocational/Enterprise Training.** During this reporting period, no significant progress on the training assistance.

Table II-19. Vocational/Enterprise Training conducted

LGU	# ELIGIBLE APS	REPORTING PERIOD	# APS REGISTERING			# APS SUCCESSFULLY COMPLETED			# OF APS THAT RECEIVED STARTED KITS					
	Total*	Cumulative	M	F	T	M	F	T	TESDA	DTI	DOLE	DSWD	LGU	OTHERS
Manila 2	1922	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
Makati	336	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
Taguig	1323	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
Parañaque	197	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
Muntinlupa	1212	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative												
San Pedro	437	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	13	26	39	13	26	39						
Biñan	1439	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	13	47	60	6	21	27						
Sta. Rosa	399	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	0	6	6	0	6	6						
Cabuyao	204	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	8	6	14	8	6	14						
Calamba	1475	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	21	24	45	21	24	45						
Banlic (Calamba)	323	Jul-Dec 2024	-	-	-	-	-	-	-	-	-	-	-	-
		Cumulative	21	26	47	21	26	47						

*Note: Total of Micro, small, medium, large business and vulnerable APs of landowner and non-landowner, thus there is duplication. The duplication in the name AP is due to multiple circumstances they have, e.g., home-based operated micro-business owners and vulnerable, this will be addressed accordingly.

2. Availability of employment activities

73. **Job Matching and Project Related Employment Opportunities.** In January 2024, there was a collection of biodata of APs for possible employment in construction. The documents were submitted to the following contractors: Hyundai-Dongah Joint Venture (HDJV) (contractor for CP S-04 to S-06) and LOTTE-Gulermark-EEI Joint Venture (LGEJV) (contractor for CP S-07). As of December 2024, 9 APs are employed in project related jobs, and 30 APs are employed in non-project related jobs

Table II-20. Status of Job Matching and Employment Assistance

LGU	# OF ELIGIBLE APS	REGISTERING/ SEEKING PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/ SEEKING NON-PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
Manila 2	2009	-	-	-	-	-	-	-	-	-	-	-	-
Makati	1508	-	-	-	-	-	-	-	-	-	-	-	-
Taguig	2731	-	-	-	-	-	-	-	-	-	-	-	-

LGU	# OF ELIGIBLE APS	REGISTERING/SEEKING PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN PROJECT RELATED JOBS			REGISTERING/SEEKING NON-PROJECT RELATED JOB			APS ACTUALLY EMPLOYED IN NON-PROJECT RELATED JOBS		
		M	F	T	M	F	T	M	F	T	M	F	T
Parañaque	531	-	-	-	-	-	-	-	-	-	-	-	-
Muntinlupa	3906	53	3	56	0	1	1	-	-	-	-	-	-
San Pedro	880	12	0	12	-	-	-	-	-	-	-	-	-
Biñan	3077	47	0	47	8	0	8	-	-	-	-	-	-
Sta. Rosa	835	39	2	41	-	-	-	25	5	30	25	5	30
Cabuyao	606	10	0	10	-	-	-	-	-	-	-	-	-
Calamba	2700	147	4	151	-	-	-	-	-	-	-	-	-
Banlic (Calamba)	351	11	0	11									

3. Provision of Special Assistance to Vulnerable Groups

74. **TA 6692-PHI.** The Technical Assistance (TA) “Strengthening the Transition of the Vulnerable Communities (STVC) Affected by the South Commuter Railway Project (SCRPP)” focuses on vulnerable HHs/APS and continuously conducted coordination meetings facilitated by DOTr.
75. The STVC introduction and orientation to the LIAC and the concerned LGUs were completed. In the 3rd quarter of 2024, STVC participated in the 2nd Community Assemblies in Manila, LIAC Meeting in Muntinlupa, Livelihood Subcommittee Meeting in Muntinlupa and Calamba. DOTr had a meeting with NIRAS regarding the data management system of STVC on September 9, 2024. In addition, STVC participated in the Taguig RRAP Revisiting Workshop in Pangasinan and site visit in Manila in October 2024. Also, 14 vulnerable AHs in Banlic Depot received inconvenience allowance in the 4th quarter of 2024.

Table II-21. Provision of Special Assistance to Vulnerable Groups

LGU	# OF ELIGIBLE VULNERABLE HH	# OF VULNERABLE HH THAT RECEIVED INCONVENIENCE ALLOWANCE (PHP10,000)	# OF HH PROVIDED WITH MANPOWER ASSISTANCE TEAM (MAT) DURING RELOCATION	REGISTERING/SEEKING SKILLS TRAINING			APS FROM VULNERABLE HH COMPLETED SKILLS TRAINING		
				M	F	T	M	F	T
Manila 2	1380	-	-						
Makati	267	-	-						
Taguig	1005	-	-						
Parañaque	116	-	-						
Muntinlupa	1345	-	-						
San Pedro	330	-	-						
Biñan	1010	-	-						
Sta. Rosa	321	-	-						
Cabuyao	126	-	-						
Calamba	1161	-	-						
Banlic (Calamba)	126	14	0	0	0	0	0	0	0

4. Re-establishment of Businesses and availability of alternative livelihood for land-based APs

76. **Assistance to find Alternative Site to Continue Business/Farming.** There was a coordination meeting with Barangay Banlic on January 22, 2024, to conduct the validation interview and the supplemental survey with 21 farmers in Banlic Depot. Data consists of crop information, such as type of crop, schedule of planting and harvesting, volume, and price was collected. By June 2024, the General Assembly for these farmers was conducted. Then, initial requirements such as two valid IDs, TIN Number and other documents were collected. During this reporting period, data and documents collection have been continued from 21 farmers in Banlic Depot site. The DOTr prepared "Guidance Notes" for compensation to the farmers. For the computation of financial assistance, a consultation with the Department of Agriculture (DA) shall be conducted regarding the average price matrix of crop computation of the harvest per hectare.

5. Availability of soft loans for APs

77. Still no progress on this assistance since no APs have expressed a desire to apply for it during this reporting period. The DOTr will explain the availability of soft loans to affected business owners so that those who wish to access such assistance can be appropriately supported.

Table II-22. Assistance to Secure Government Soft Loan

LGU	ASSISTANCE TO SECURE LOAN					
	# OF APS ELIGIBLE FOR ASSISTANCE*	# APS WHO REQUESTED ASSISTANCE	NO ACTION/ ASSISTANCE	ON-GOING	REJECTED	APPROVED
Manila PO	116					
Manila 2	1922					
Makati	336					
Taguig	1323					
Parañaque	197					
Muntinlupa	1212					
San Pedro	437					
Biñan	1439					
Sta. Rosa	399					
Cabuyao	204					
Calamba	1475					
Banlic (Calamba)	323					

*Note: Total of Micro, small, medium, large business and vulnerable APs of landowner and non-landowner, thus there are duplication. The duplication in the name is due to multiple circumstances that APs have, e.g., Home-based operated micro-business owners and vulnerable, this will be addressed accordingly.

III. SAFEGUARDS PERFORMANCE MONITORING

A. Summary of Compliance to RAP Requirements

78. For private land acquisition, landowners of 35 lots fully or partially received compensation for land and structures by this reporting period. Still, most of the compensation for land, structures, and resettlement of AHs is in the pre-disbursement stage as of the end of December 2024. Regarding the disbursement of entitlement, DOTr drafted "Implementation Mechanism for Payment of Other Entitlements" to provide clear guidance to process other entitlements for landowners.
79. For non-landowners, the issuance of NoT for Structure Owners (SO) and Pabatid for Non-Structure Owners (NSO), due diligence activities are ongoing. The issuance of Offer to Compensate (OtC) for SOs and collection of reply letter has also started and Request for Legal Pass (RfLP) for Agreement to Demolish and Remove Structures / Improvements (ADRI) for SOs who have accepted the offer has also continued. As of December 2024, 31 APs (22 SOs and 9 NSOs) in Banlic Depot have received compensation for structures and other entitlements including rental subsidy during temporary relocation.
80. Compensation for the lots and structures was paid at full replacement cost computed at current market value, free of taxes, based on the unit cost of LBP appraisal in compliance to RAP requirements.
81. A table of key achievements is presented in the table below.

Table III-1. Key Accomplishments

No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
1	Institutional arrangement for the RAP implementation and capacity building	Status of the PMO structures	Yes
		Number of MOAs executed with other line agencies	Yes -3 MOAs NHA, SHFC and LBP
		Number of resettlement staff filled during this reporting period	Yes – 37 staff onboarded, and recruitment of staff is on-going
		Number and details of capacity building provided for staff and other line agencies involved in implementing the RAP	Yes- 3 sessions of Land Acquisition and Resettlement Forum were held at ADB for DOTr PMO members
		Details of orientation workshops for other/line agencies involved in the RAP implementation	Yes, all LGUs were oriented on the RAP Implementation Activities
	Fund availability and allocation	Availability of required funds with the DOTr for the RAP implementation as planned	Yes, funds for payment compensation and entitlement set out in the RAP has been deposited to the cash card/ and regular bank account of the Aps at Land Bank of the Philippines (LBP) on a special purpose account. Funds to pay for the compensation and entitlement

No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
			in other LGUs Has been downloaded to the LBP.
		Allocation of funds to resettlement agencies as per schedule (names of agencies/dates of transfer/amount etc.)	Yes -The 2 nd tranche to SHFC (2.9 billion) from the DOTr to construct housing in the resettlement sites has been released in September 2024. The 3 rd tranche under preparation
3	Identification and notification	Number of ISFs, APs for Manila to Calamba established	On-going verification 13,845 as of December 2024
		Number of Notice of Taking (NoT), issued and number of Offer to Buy (OTB), Offer to Compensate (OTC)	<u>For landowners</u> NOT: 1,588 lots OTB: 111 lots <u>For non-landowners</u> NOT: 3,589 APs OTC: 307 APs
		Number of Identified and Verified ISFs/APs	On-going verification 13,845 as of December 2024
		Number of identified and verified APs eligible for socialized housing	On-going pre-qualification and BSAAC validation 7,658 as of December 2024
		Number of identified and verified APs ineligible for socialized housing	On-going pre-qualification and BSAAC validation 1,538 as of December 2024
		Number of vulnerable APs identified and verified.	On-going verification 7,187 based on conditionally approved RP
		Number of APS identified and verified with no permanent dwelling.	On-going, no available data yet
		Identification and verification of Livelihood Restoration and Improvement Plan (LRIP) beneficiaries	On-going verification 9,267 based on conditionally approved RP
4	Resettlement preparation and site selection	Number of Available socialized housing units with the SHFC	On-going construction, none yet
		Number of Organized of Housing Exhibits	Not yet started
		Progress and schedule of housing construction by the SHFC	On-going for all LGUs except Paranaque and Sta Rosa
		Number of consultation and agreement with APs on available housings conducted and agreed	On-going Community Assemblies were conducted in Manila, Makati, Taguig, Muntinlupa, and Binan
		Status on the creation of social infrastructure at resettlement sites	Not yet started
		Number of consultation and site selection by APs	On-going Site inspection conducted for Manila, Taguig, Muntinlupa, San Pedro and Calamba by December 2024
		Number and status of signing of agreements with APs for social housing units	None yet
		Number of housing units delivered to APs	None yet

No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
5	Payment of compensation and self-relocation	Status of completion of a validation and replacement cost survey	On-going by Land Bank of the Philippines, around 73% of lots and 81% of structures were appraised by LBP
		Status of finalization of the Masterlist for self-relocation	On-going
		Number of full compensation and entitlement for land, structures, and other properties/improvements/assets	34 lots and 30 structures/ improvements
		Record of payment of compensation and various assistance to APs (including rental subsidies, food allowances, transportation allowances, etc.)	Yes, payment is recorded
		Status of payment of various assistance for APs	28 NLO received rental subsidies and other allowance for temporary relocation
		Number of APs who receive special vulnerable assistance	14 APs in Banlic, Calamba
		Number of Signed Agreement to Demolish and Remove Improvement (ADRI)	31 for Banlic, Calamba
6	Project-assisted resettlement	Number of APs availing of social housing units and Pag-IBIG housing support	None yet
		Number of APs resettled	28 APs
		Number APs who relocated to temporary accommodation	28 APs
		Number of APs who receive especially vulnerable assistances	14 APs in Banlic, Calamba
7	Consultation and disclosure	Number of consultations with APs during resettlement preparation	On-going, at least 3 times
		Number of consultations with APs for site selection	PIB survey conducted for each LGUs, at least 3 times
		Number of disclosures of communication materials including construction schedules disseminated	Distributed Project Information Brochures and Notifications on the Project Construction Schedules
		Number of women and vulnerable groups/people participated in consultation	On-going, no available data for number
8	LRIP	Number of identified livelihood restoration and improvement measures	On-going, no available data for number
		Number of identified APs with specific livelihood restoration program	On-going, 9APs employed in project related job, 30 APs employed in non-project related job by December 2024
		Number of signed agreements with service providers	On-going, none yet
		Number of conducted LRIP workshops	None during this reporting period
		Number of assistances provided for financial management	4 sessions
		Number of Assistance provided for securing soft loans	Not yet started
		Number of provided Vocational trainings	None during this reporting period

No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
		Number of employment opportunities to APs during construction of the project versus the percentage of APs who obtain employment	9APs employed in project related job out of 9,267 identified beneficiaries
9	GRM	Number of the Hotline established	The APs have access to a wide range of channels for reporting and follow-up on the status of their grievances. In September 2022, the DOTr and ADB launched the eGRM Portal. It is a web-based avenue for APs to submit complaints through SMS with mobile number 0919 161 0109 and NSCR website address of nscr.com.ph . APs may also send their grievance through email address nscr.grm@dotr.gov.ph .
		Number of operational Help Desks / RIMC Sub-committee on Grievance	Following the implementation of eGRM Portal, there are no longer physical helpdesks set up in the local government units (LGUs). However, there are LGU personnel appointed to serve as focal in addressing respective complaints.
		Number of established and operational Help Desks	In absence of Physical Helpdesks, the APs are advised to directly go to assigned offices of the LGU-GRM focal or to lodge their concerns in the following GRM communication tools: 1.eGRM Portal 2.Mobile number hotline 3. GRM email address
		Number of trainings for GRM staff completed	GRM and eGRM trainings are implemented to the GRM focal point of LGUs and partner agencies. While most of the contractors in the SCRP are trained, there are some that are scheduled.
		Number/type of grievances received at each level	There are 51 out of 60 RAP grievances received in SCRP from July to December 2024. A single grievance may have multiple subcategories of concerns.
		Number of resolved/unresolved grievances	As of the reporting date there is a 100% resolution rate for received grievance in RAP-SCRP.
10	Restoration of public facilities	Number/type of public facilities to be restored	Ongoing due diligence activities

No	Category	Summary of Key Accomplishments	Status of Compliance (Yes/No/On-going)
		Number/type of public facilities restored	Not yet started
11	Handover of land for civil works	Total Area/length of the ROW handed over by the PNR/BCDA	845,962 sqm of Free and Clear Area in PNR handed over
		Total Area/length of other government-owned land handed over	S-07: 32 lots (198,735.44 sqm) S-05: 2 lots (21,514 sqm) S-03a: 2 lots (4,200 sqm)
12	Gender-disaggregated resettlement and rehabilitation information	Number of woman-headed families	4,610
		Number of woman-headed families which opt for self-relocation	To be determined
		Number of woman-headed families which receive full compensation	14 in Banlic Calamba
		Number of woman-headed families which receive all kinds of assistance	4 in Banlic Calamba
		Number of woman-headed families which opt for assisted relocation	7 in Banlic Calamba
		Number of women's group consultation meetings organized	Not yet started
		Number of woman-headed families which complete self-relocation	3 in Banlic, Calamba
		Number of woman-headed families which obtain assisted-relocation	7 in Banlic Calamba
		Number/type of the LRIP opted by woman-headed families	Not yet started
		Number/type of the LRIP participated by woman-headed families	14 participated in financial management training

B. Issues Identified in this Reporting Period

82. The following are the identified issues and challenges in compliance with the RAP requirements. Table III-2 describes the key issues, mitigating measures undertaken by the project and proposed resolution of issues to further improve the social safeguard monitoring activities.

Table III-2. Key Issues, Mitigating Measures, and Resolution of Issues

Area Concerned	Key Issue and Challenge	Mitigating Measures and Resolutions
Institutional arrangements for land acquisition and resettlement	- Delays in signing of RAP Implementation and Management Committee (RIMC) MOA between LGU, DOTr and PNR to address issues/concerns not resolved in LIAC, e.g., disqualified AHs, payment of affected structures in public land, other AP claims, etc. - Delay in the signing of the Supplemental MoA between DOTr and SHFC - The relocation site for Sta Rosa LGU is back to original site identified which was the Resurreccion Property located in Brgy. Pooc, Sta Rosa, Laguna. The developer is still finalizing their project proposal and its accreditation - There are new claimants who are listed in the GRM database, LIAC Masterlist and Barangays Masterlist.	- For the RIMC MOA, DOTr shall follow up LGUs' approval and signature - RAP Implementation and Management Committee (RIMC) will also be established to address concerns and issues not addressed by the LIAC relating to APs. The DOTr will be the Chair the RIMC in each LGU. - The signing of the Supplemental MoA between DOTr and SHFC needs to be expedited to avoid delays in the construction of the relocation sites. - DOTr will intervene so that SHFC and LGUs can work together and maintain close coordination to finalize relocation sites of ISFs for the remaining LGUs. - DOTr will oversee and enjoin LGUs that LIAC meetings shall be held regularly in each LGU and necessary activities such as selection of permanent relocation site,

Area Concerned	Key Issue and Challenge	Mitigating Measures and Resolutions
	• Delays in validation activities due to lack of manpower from DOTr-partner agencies. • Delays in construction of the relocation site at the Arambulo property in Calamba. • The public rental facilities are moving slowly, and funds still need to be transferred to the LGUs. • No approved LIAC Resolution yet in Manila, Makati, Taguig and Paranaque on the qualification and disqualification of NLO APs for socialized housing which affects the finalization of Validated Masterlist as a requirement for payment process. • The SHFC and developers of off-city relocation sites in Naic, Cavite for AHs from Manila, Makati, and Taguig have committed to deliver ready for occupancy housing units by 1st Quarter of 2025. However, the MOA between DOTr and Naic LGU is still pending and for signing of DOTr since April 2024 – which could hinder the relocation of AHs to the permanent resettlement site. The Naic LGU has pronounced no relocation of AHs without the signed MOA.	• available rental housing facilities, rental subsidy mechanism, etc., to regularly discuss and resolve issues deliberated in the LIAC and well as with partner agencies. • For the new claimants, the due diligence activities are still in progress. Collection of documents requirement from claimants is ongoing for consideration of inclusion in the masterlist for BSAAC deliberation. • DOTr PMO shall closely coordinate with SHFC for the realistic timeline on construction of relocation site and closely monitor the progress. • The rental subsidy will be applied if the relocation site is not yet ready after compensation for structures is released. • DOTr PMO shall coordinate with the SHFC, LGU, and utilities providers to fast-track the relocation site readiness for occupancy. • The signing of MoA with the LGUs for Public rental facilities needs to be expedited. • Ensure temporary housing accommodations of AHs while waiting for the availability of housing units in the permanent resettlement sites such as socialized housing and PRF. • To closely monitor the status and fast-tracking of the review/signing of MOA between DOTr and Naic LGU.
Consultation, Participation and Information Disclosure	• Large scale business owners tend to send their own legal representatives to discuss and negotiate with DOTr • Due to the delay of the Project, it is necessary to provide updated project information to the public	• Supplementary consultation meetings to be organized to provide sufficient project information to APs and the public • Sufficient preparation and legal advice are necessary to discuss with legal business owners
Disbursement of compensation and assistance	• Other NoTs were not issued to alleged APs who left the affected structures without informing the neighbors, went abroad, refused to receive, others died, and so on. • DOTr continuously reviews the eligibility of APs for the payment of structural appraised values • No official decision yet from PMO pertaining to issues on not to compensate affected tree owners whose trees are inside PNR property • Assessment of structural integrity for marginally affected structures is required to finalize the compensation to be paid and determine the degree of demolition. • Some landowners which own machineries and other industrial equipment in their affected structures refused DOTr offer since compensation for machineries and equipment are not included in the offer • Certificate of Entitlement to Lot Allocation (CELA) holders in Taguig those who weren't able to process title shall be considered as non-landowners. The final list of the application status of affected CELA holders was formally endorsed on	• DOTr shall fast track the preparation of implementing guidelines for APs who will receive payment for the affected structures • DOTr and PNR shall resolve the issue of non-payment of affected trees and crops within the PNR property. This is a belated decision of PNR after the approval of the RAP that says that APs will be compensated for their trees and crops included in the survey of affected assets. • DOTr will accelerate and streamline internal processing of documents such as timely approval of compensation and entitlement prior to APs' transfer to temporary relocation. Thereafter, land handover to the contractor will be on schedule • DOTr PMO needs to decide the arrangement of structural integrity assessment in coordination with contractors. • DOTr to decide how to conduct appraisal of machineries and equipment, whether request to LBP if they are capable of it, or procure independent property appraisers • Continue coordination with Taguig LGU and DENR-NCR for the titling process of CELA holders who processed application • Provide Petty Cash allotment to expedite documentary requirements for land acquisition

Area Concerned	Key Issue and Challenge	Mitigating Measures and Resolutions
	January 11, 2024. The title has not been released even for those who processed the application already. - Financial constraints of APs to process DOTr's documentary requirements. The template of EJSE with the sale has been finalized in October 2023, however, it is not yet utilized due to unfamiliarity of the document. In addition, the Landowners are hesitant to utilize EJSE with Sale after learning that full payment on their property will be made only after 2 years from issuance of new title. - Delay in release of LBP appraisal report. Also, appraised value is lower than BIR zonal value in some areas due to the recent update of BIR zonal value. Anticipated more expropriation cases. - Difficulty of AP to obtain tax declaration document requirement for NLO SO within PNR lot - Lack of RAP Personnel to transact with all project APs to issue documents, gather their requirements, explain status and requirements, verify documents and resolve all issues listed above.	- DOTr to utilize an EJSE with the sale in response to the landowner's concern on financial constraints to execute EJSE. Close guidance and assistance to be provided to facilitate this process and re-examine the provision that Landowners will get full payment 2 years after issuance of new title - DOTr to follow up LBP for the schedule and make sure that necessary data is provided to LBP - If possible, DOTr to offer based on BIR zonal value in case appraised value is lower than BIR zonal value. If this cannot apply and landowner refused DOTr offer, proceed expropriation - Conduct the coordination with Manila Assessor's office and provide reference document for Tax Declaration issuance - DOTr approved hiring of additional RAP Personnel for GCR in June 2023. GCR started mobilization of additional personnel from September 2023 and mobilized 85 additional personnel by March 2024. Since additional positions for DOTr PMO has been approved as of September 2024, DOTr needs to expedite the recruitment of new staff including the transferring GCR personnel to DOTr PMO
Grievance redress mechanism	- The presence of errors, incomplete, or incorrect data in reports affects the accuracy, reliability, and integrity of grievance records. These discrepancies may include mistagged information, duplicate entries, missing details, or outdated data, which can result in misrepresentation of trends, delays in grievance resolution, and misinformed decision-making. - The timely encoding of grievances in the eGRM portal is critical for accurate tracking, monitoring, and resolution of concerns. However, delays in entering grievance data result in incomplete and outdated records, affecting the efficiency of the Grievance Redress Mechanism (GRM). Delayed encoding results in discrepancies between the actual grievance count and the recorded data, impacting data-driven decision-making. - A dedicated Grievance Redress Mechanism (GRM) hotline serves as a critical communication channel for affected persons (APs) to report concerns, seek clarifications, and track grievance resolutions. However, as of the latest update, the official public announcement, affected persons may face difficulties reporting grievances or following up on existing cases.	- It is recommended to implement periodic data reviews to correct errors and remove duplicate or outdated entries. Also to set and conduct refresher training for data managers on accurate data entry, validation procedures, and the importance of maintaining data accuracy. - It is advised to ensure regular monitoring of data entry compliance with scheduled follow-ups to ensure grievances are recorded in a timely manner. - It is recommended to officially announce the GRM hotline number and details of other communication channels to enhance accessibility, responsiveness, and transparency, ultimately strengthening the grievance redress process for affected persons.

Area Concerned	Key Issue and Challenge	Mitigating Measures and Resolutions
Livelihood restoration and improvement program	• Need for a longer timeline for implementing the livelihood interventions • Limited livelihood opportunities for seniors and PWDs • DOTr has not yet downloaded livelihood funds to LGUs • Status of job matching and project related employment opportunities has not yet been timely collected from the contractors of SC	• Those with very limited will be needing an approach to give a longer livelihood support • Linking with the National Council on Disability Affairs (NCDAs) and Office for the Senior Citizens' Affairs (OSCA) would be still strategic • DOTr shall continue to conduct the Livelihood Needs Assessment (LNA) to the APs who were not present during the TNA/SES activities • DOTr shall continue to coordinate with livelihood mandated agencies to conduct livelihood skills training for the APs • DOTr shall continue to lobby and coordinate with government agencies mandated to implement livelihood programs including the LGUs for the allocation of budgets for livelihood skills training • Continue to coordinate with LGUs and contractors for smooth access to job opportunities at the construction sites • DOTr shall constantly monitor and follow up contractors with the monthly employment monitoring tool. For SC, such monitoring system should be established in coordination with contractors as soon as possible.

IV. PROPOSED MAJOR ITEMS OF FOCUS FOR THE NEXT REPORT

83. The next semi-annual social monitoring report will continue to focus on the progress of the implementation of social safeguard activities stated below:

- (i) Institutional Arrangements for the RAP implementation and capacity building
In the next reporting period, discussion on the progress on how the internal and external capacity building activities are done, including hiring additional staff for PMO responsible for land acquisition and resettlement tasks.
- (ii) Fund availability and allocation in partnership with key government agencies
This report will provide information about key government agencies' fund allocation and disbursements for the project as per the MOA signed with them by DOTr.
- (iii) Delivery of Entitlements
APs that are entitled for compensation and resettlement assistance will be reported in detail including timely release of compensation and assistance set out in the Entitlement Matrix
- (iv) Resettlement preparation and site selection (resettlement site development, NHA and SHFC progress, civil works to build the resettlement sites, report on host community, if any, and others)
The report will focus on the progress of DOTr's partner agencies in the development of permanent relocation sites in consultation with various stakeholders.
- (v) Grievance Redress Mechanism
Record of grievance and action taken by the DOTr on the issues and concerns filed in the central hotline and in the local help desks.
- (vi) Livelihood Restoration and Improvement Program
Discussions in this section will focus on the progress of LRIP implementation set out in the RAP.
- (vii) Gender-disaggregated resettlement and rehabilitation information
DD RAP implementation report in the SCRP will pay preferential attention in providing gender disaggregated information

APPENDICES

Appendix 1. Site Inspection of Relocation Site for Non-Landowner APs of Manila Phase 2, Barangay Malainen Bago, Naic, Cavite (July 05, 2024)



Appendix 2. 1st Stakeholders' Consultation Meeting in the Re-alignment of Sucat Station, Barangay Sucat, Muntinlupa City (July 6, 2024)



Appendix 3. Unit Assignment Draw Lots for the Meadow Relocation Site in Brgy. Langkiwa, Binan at Barangay San Vicente, Biñan City, Laguna (July 20, 2024)



Appendix 4. Santa Rosa Local Inter-Agency Committee Meeting at City Auditorium, Santa Rosa City Hall, Santa Rosa, Laguna (August 08, 2024)



Appendix 5. Assessment of Temporary Rental Facility with DHSUD, Housing and Settlement Department of Calamba City, Homeowners Association at Purok 6, Banlic, Calamba Laguna (September 27, 2024)



Appendix 6. Handover of LOT ID 20070 to Contractor and Fencing, Brgy. Pio Del Pilar, Makati (October 1, 2024)



Appendix 7. Payment for Non-Landowners in Brgy Banlic, Calamba at Land Bank of the Philippines (LBP) Calamba City Hall, Laguna (November 19, 2024)



Appendix 8. Local Project Management Committee (LPMC) Meeting for the Local Government Unit (LGU) of Naic, Cavite, Municipal Hall, Naic, Cavite (December 10, 2024)



Appendix 9: List of Consultations Conducted from July to December 2024

Date	Category	Venue	Participant	Meeting Name
2024/07/01	Coordination Meeting	DHSUD Building, Kalayaan Avenue, Quezon City	DOTr, GCR, DHSUD, SHFC	DOTR-GCR NLO, SHFC South and DHSUD Coordination Meeting re Harmonization of Masterlist of Muntinlupa
2024/07/03	Coordination Meeting	City Housing Office, Biñan City Hall, Laguna	DOTr, GCR, CHSLO	Coordination Meeting between the Local Government Unit (LGU) of Biñan and the Department of Transportation (DOTr)
2024/07/03	Coordination Meeting	DILG Conference Room, 2nd Floor, New City Hall Building, Calamba Laguna	DOTr, GCR, LGU, CPDO, CLDD, DHSUD, HSD, OBO, PESO, SHFC	Courtesy Call with Calamba LGU
2024/07/04	Coordination Meeting	Barangay Bagong Silang, San Pedro City, Laguna	DOTr, GCR, DHSUD, PNR, SHFC, S & P, HOA	Progress Meeting of Relocation Site the Sining Residence-1
2024/07/05	Coordination Meeting	Starbuck Caltex SLEX – Biñan Laguna	DOTr, GCR, Diocese	Serving of OTB - LOT 90044
2024/07/06	Coordination Meeting	Sucat Covered Court, Barangay Sucat, Muntinlupa City	DOTr, GCR, PNR, BLGU	1st Stakeholders' Consultation Meeting (SCM) of Affected Households in Sitio Rang-Ay and Barrack in re-alignment of Sucat Station
2024/07/07	Coordination Meeting	Covered Court of Barangay Sto. Niño, Biñan Laguna	DOTr, GCR, SHFC, DHSUD, CSWD, BLGU, HOA	General Community Assembly (City Government of Biñan)
2024/07/08	Coordination Meeting	Session Hall Sangguniang Panlungsod People's Centre bldg	DOTr, GCR, CGM Treasury, Muntinlupa City District 1 Councilor	Request of the DOTr to waive the penalty imposed by CGM
2024/07/10	Coordination Meeting	SQA Calamba Laguna	DOTr, GCR,	Expropriation Case Review (CMB Banlic & CBY)
2024/07/10	Coordination Meeting	San Antonio Bldng. Makati City	DOTr, GCR, PUSCO	Coordination Meeting with PUSCO
2024/07/10	Coordination Meeting	Function Rooms A/B, 23F GCR Office, Greenfield Tower, Mandaluyong City	DOTr, GCR	DOTr ISFr – GCR NLO Alignment Meeting
2024/07/10	Coordination Meeting	City Hall of San Pedro, Laguna	DOTr, GCR, BLGU, CAGO, CCLDO, CUDHO, DHSUD, HOA, OM, PCUP, PNR, LGU, SHFC	LIAC Meeting
2024/07/11	Coordination Meeting	San Martin De Porres, Paranaque	DOTr, GCR, Greencross	Coordination Meeting with Greencross
2024/07/11	Coordination Meeting	S06 Site Office Cabuyao	DOTr, GCR	S06 Site Access Discussion with CW

Date	Category	Venue	Participant	Meeting Name
2024/07/11	Coordination Meeting	SQA Calamba Laguna	DOTr, GCR	BI- Weekly Meeting DOTr-GCR SC LA Meeting
2024/07/12	Coordination Meeting	Relocation Site at Barangay Langkiwa, Biñan Laguna	GCR, Baque, BLGU, DHSUD, PABHAI, SHFC	Finalization of Draw Lots Rules for ISF Relocation Activities
2024/07/12	Coordination Meeting	Audio Visual Room (AVR), City Hall of Muntinlupa	DOTr, GCR, BLGU, CPDO, DHSUD, DILG, ENPRO, HOA, LHB, LGU, MTMB, PESO, PNR, SHFC, STVC, UPAO	LIAC meeting
2024/07/12	Coordination Meeting	Conference Room, DOTr Office of the Secretary, 9th Floor, Primex Building, San Juan City	DOTr, GCR, SHFC	Coordination Meeting between Social Housing Finance Corporation (SHFC) and Department of Transportation (DOTr)
2024/07/12	Coordination Meeting	Sitio Malugay, Brgy. San Martin de Porres, Parañaque	DOTr GCR LGU	Stakeholder Consultation Meeting
2024/07/13, 14	Coordination Meeting	Pio Parada Sports Complex Makati City	DOTr GCR SHFC DHSUD MSWS PNR	2nd General Community Assembly
2024/07/15	Coordination Meeting	SMG Office, Lower Ground Floor, City Hall of Calamba Laguna	DOTr, GCR, IIPESO, CLDD, STVC, CSSD-CMDC, SHFC, BLGU	Livelihood Subcommittee Meeting
2024/07/17	Coordination Meeting	21st Floor Makati City Hall Building 1, Makati City	DOTr GCR SHFC DHSUD PNR DILG DEPW MSWD LGU	City of Makati Inter-Agency Committee (CMIAC)
2024/07/18	Coordination Meeting	Altissima Enterprise Office, Brgy. Macablang, Santa Rosa	DOTr, GCR, SHFC, CEO, Altissima, HOA, DHSUD	SSC Meeting
2024/07/18	Coordination Meeting	DILG Conference Room, 2nd Floor, New City Hall Building, Calamba Laguna	DOTr, GCR, LGU, DHSUD, SHFC, PESO, CLDD, HSD	LIAC meeting
2024/07/22	Coordination Meeting	Metrobank, Balibago Sta. Rosa	DOTr, GCR, Metrobank, LO Lawyer	Coordination Meeting with Landowner and Metrobank representative
2024/07/22	Coordination Meeting	3rd Floor Conference Room, City Human Settlements and Livelihood Office (CHSLO), Biñan City Hall, Laguna	DOTr, GCR, NLGU, CAO, CENRO, CHSO, CPDO, CSWDO, DILG, PABHAI, PESO, SHFC	Local Inter-Agency Committee (LIAC) Meeting for the Local Government Unit (LGU) of Biñan, Laguna
2024/07/23	Coordination Meeting	City Hall Paranaque	DOTr GCR DHSUD SHFC PNR MMDA NHA LGU	Local Inter-Agency Committee Meeting (LIAC)
2024/07/23	Coordination Meeting	21st Floor, Conference Room, GFT Tower	DOTr, GCR	Coordination Meeting Regarding NGCP pole relocation in affected areas in Manila

Date	Category	Venue	Participant	Meeting Name
2024/07/23	Coordination Meeting	SQA Calamba Office	DOTr, GCR	DOTr, SCLA, GST, Technical Team Monthly Coordination Meeting
2024/07/26	Coordination Meeting	3rd Floor, GCR Conference Room, SQA Building, Calamba, Laguna	DOTr, GCR	DOTr – GCR Livelihood and Resettlement Meeting
2024/07/30	Coordination Meeting	San Pablo Laguna	DOTr, GCR, Diocese	Meeting with Diocese of San Pablo Laguna
2024/07/30	Coordination Meeting	Clean and Green Conference Room, City Hall, Santa Rosa	DOTr, GCR, CUDHO, SHFC, DHSUD, CPDO, CSWD, BLGU, PESO	Joint Social Preparation – BSAAC Meeting
2024/08/01	Coordination Meeting	Conference Room, CPS-05 Site Office	DOTr, GCR	CW Priority Discussion and Harmonization
2024/08/02	Coordination Meeting	S06 Site Office	DOTr, GCR	CP S-06 Civil Works (CW), Land Acquisition (LA), and Non-landowner (NLO) Regular Coordination Meeting
2024/08/05	Coordination Meeting	CUDHO Office, City Hall, Santa Rosa	DOTr, GCR, CEO, CUDHO	LGU Coordination Meeting re: PRF
2024/08/06	Coordination Meeting	Conference Room, Rizal Ville Site Office, Brgy. Banlic-Uwisan, Calamba, Laguna	GCR, DHSUD, HOA, Baque Corporation, SHFC	Relocation Site Progress Meeting for the Site Selection Committee and Homeowners Association Officers of the Local Inter-Agency Committee (LIAC) of Calamba
2024/08/06	Coordination Meeting	GFT – 21st Floor Meeting Room 1	DOTr, GCR	Workshop Re: Condominium Acquisition
2024/08/07	Coordination Meeting	San Martin De Porres, Parañaque	DOTr, GCR, Jehovah's Witness	Coordination Meeting with Jehovah's Witness
2024/08/07	Coordination Meeting	DHSUD Bldg, Diliman Quezon City	DOTr, GCR, DENR, DHSUD, RIC PMO	Coordination Meeting with the Legal Teams of DENR and DOTr regarding Presidential Proclamation 124 S. 1999
2024/08/07	Coordination Meeting	Conference Room, The Meadows Site Office, Brgy. Langkiwa, Biñan, Laguna	DOTr, GCR, Baque Corporation, DHSUD, HOA, SHFC	Relocation Site Progress Meeting for the Site Selection Committee and Homeowners Association Officers of the Local Inter-Agency Committee (LIAC) of Biñan
2024/08/08	Coordination Meeting	Megatower, Mandaluyong City	DOTr, GCR	Discussion on the Guidance Note on the provision of the Entitlement to the Business Affected by NSCR-Ex Project
2024/08/08	Coordination Meeting	SM Aura Office Tower, Taguig City	DOTr, GCR, SHFC, DHSUD, PNP, LGU, HOA	Taguig LIAC Meeting

Date	Category	Venue	Participant	Meeting Name
2024/08/08	Coordination Meeting	City Auditorium, Santa Rosa City Hall	DOTr, GCR, PCUP, DHSUD, SHFC, LGU, PNP, CUDHO, CSWD, PESO, GK Laguna, PESO, BLGU, OCE, CPDO	Santa Rosa Local Inter-Agency Committee (LIAC) Meeting
2024/08/08	Coordination Meeting	SQA Site Office, Calamba City, Laguna	DOTr, GCR	Knowledge Sharing Session S04 with DOTr ISFr TL and DTL Meeting re Combined NoT-RFD-OtC
2024/08/08	Coordination Meeting	4th Floor, Plaza Central Building, Brgy, Poblacion, Muntinlupa City	DOTr, GCR, PESO, STVC, APJV, HDJV, SHFC, LEIPD, BLGU, BCADO, MCTI, CPDO, DA-ESO, UPAO, ESC, NUBCW, MCDO	Livelihood Sub-committee Meeting in Muntinlupa
2024/08/09	Coordination Meeting	Megatower, Mandaluyong City	DOTr, GCR	Discussion on the Guidance Note on the provision of the Entitlement to the Business Affected by NSCR-Ex Project
2024/08/09	Coordination Meeting	23F GFT Office	DOTr, GCR	DOTr LA-ISFr and GCR LO-NLO SC2 Coordination Meeting
2024/08/13	Coordination Meeting	Columbia Tower, Mandaluyong	DOTr, GCR, DPWH, PNR	Coordination Meeting with DOTr Toll Regulatory Board (TRB) RE: SEMME C6 Alignment in PNR Lots
2024/08/15	Coordination Meeting	Conference Room, SQA Calamba Office	DOTr, GCR	Resettlement Action Plan (RAP) Workshop and GCR-DOTr Coordination Meeting
2024/08/15	Coordination Meeting	Site Office, Sining Residence, Brgy. Bagong Silang, San Pedro, Laguna	DOTr, GCR, BLGU, DHSUD, HOA, SHFC, S&P Construction	Relocation Site Progress Meeting for the Site Selection Committee and Homeowners Association Officers of the Local Inter-Agency Committee (LIAC)
2024/08/16	Coordination Meeting	Asian Development Bank HQ, Microsoft Teams	DOTr, GCR, ADB, JICA	MCRP-SCRIP Bi-Weekly Meeting
2024/08/16	Coordination Meeting	City Urban Development Housing Affairs Office (CUDHAO), Cabuyao City, Laguna	DOTr, BLGU, CPDC, CSWDO, CUDHAO, DHSUD, HOA, PESO, SHFC	LIAC Meeting
2024/08/20	Coordination Meeting	3rd Floor Conference Room, City Human Settlements and Livelihood Office (CHSLO), Biñan City Hall, Laguna	DOTr, GCR, NLGU, CAO, CENRO, CHSLO, CODO, CSWDO, DHSUD, DILG, PABHAI, PESO, PNR, SHFC	Local Inter-Agency Committee (LIAC) Meeting for the Local Government Unit (LGU) of Biñan, Laguna

Date	Category	Venue	Participant	Meeting Name
2024/08/21	Coordination Meeting	SQA Building	DOTr, GCR	S02 Case Consultation
2024/08/21	Coordination Meeting	21st Floor Green Fields Tower Mandaluyong City	DOTr, GCR	Preparatory Meeting with DOTr LA/ISFr Muntinlupa on S04 RAP Workshop
2024/08/22	Coordination Meeting	UMADO, Parañaque City Hall	GCR, SHFC, DHSUD, UMADO, LHDO, PNR, Meralco, LGU	Paranaque Site Selection Committee Meeting
2024/08/27	Coordination Meeting	Audio Visual Room (AVR), City Hall of Muntinlupa	DOTr, GCR, BLGU, CPDO, DHSUD, EPNRO, LHB, PESO, PNR, SHFC, UPAO	Muntinlupa LIAC Regular Meeting
2024/08/27	Coordination Meeting	Function Room A & B, 23F GFT Building, GCR Office, Mandaluyong City	DOTr, GCR	DOTr-GCR RAP Workshop (CP S-04)
2024/08/28	Coordination Meeting	Binan City Hall	DOTr, GCR, DHSUD, SHFC, PESO, PABHAI, LGU	Social Preparation Meeting - Biñan LIAC
2024/08/29	Coordination Meeting	Greenfield Tower, Mandaluyong	DOTr, GCR	DOTr-GCR CP S-05_ RAP Workshop
2024/08/30	Coordination Meeting	GFT 23rd Floor Conference Room	DOTr, GCR	S06 DOTr RAP Workshop - LA
2024/09/05	Coordination Meeting	GFT Office	DOTr, GCR	DOTr-GCR CP S-05_ RAP Workshop
2024/09/06	Coordination Meeting	DOTr Conference Room	DOTr, GCR	Meeting re: PSA Caravan and Priority Areas in CPS05 (LO and NLO)
2024/09/06	Coordination Meeting	SQA Office Calamba Laguna	DOTr, GCR	Case Conference with DOTr CH (LA), GCR Legal
2024/09/09	Coordination Meeting	Room Amihan, 17F IBP Tower, Jade Drive, Pasig City	DOTr, GCR, NIRAS	DOTr - GCR Request for an Orientation and Updates on DAT.STVC
2024/09/10	Coordination Meeting	Taguig LGU LLTMO Office	DOTr GCR, LGU	IEC Meeting
2024/09/11	Coordination Meeting	Brgy. Platero, City of Biñan Laguna	DOTr, GCR, BLGU	Coordination with Brgy. Platero for the upcoming National ID Caravan
2024/09/12	Coordination Meeting	NAIC, Cavite	DOTr, GCR, SHFC, DHSUD, MSWD, DILG, GRDC, PESO, PNP, DepEd, MSWD, LGU	Pre-Strategic Planning for RLIAC
2024/09/12	Coordination Meeting	City Auditorium, Santa Rosa City Hall	DOTr, GCR, ADB, LGU, CLO, CPDO, CSWDO, CUDHO, DHSUD, PCUP, PESO, PNP, SHFC	Santa Rosa - Local Inter-Agency Committee (LIAC) Meeting
2024/09/12	Coordination Meeting	GFT Office, Mandaluyong	DOTr GCR	ROWSA Workshop - CP S03

Date	Category	Venue	Participant	Meeting Name
2024/09/16	Coordination Meeting	GCR Office 21st Floor, Greenfield Tower, Mandaluyong City	DOTr, GCR	Preparatory Workshop on NLO and LO for CP S-03C
2024/09/16	Coordination Meeting	23flr., Greenfield Tower, Mandaluyong City	DOTr, GCR	DOTr-GCR Right of Way and Site Acquisition (ROWSA) Workshop for CP S-02
2024/09/17	Coordination Meeting	Altissima Enterprises Office, Brgy. Macablang, Santa Rosa City	DOTr, GCR, Altissima Enterprises, CEO, CLO, CPDO, CUDHO, DHSUD, PNR, SHFC	SSC Meeting for Santa Rosa
2024/09/17	Coordination Meeting	Conference Room, The Meadows Site Office, Brgy. Langkiwa, Biñan, Laguna	DOTr, GCR, Baque Corporation, DHSUD, PABHAI, SHFC	Relocation Site Progress Meeting for the Site Selection Committee and Homeowners Association Officers of the Local Inter-Agency Committee (LIAC) of Biñan
2024/09/17	Coordination Meeting	SQA Calamba	DOTr, GCR, Cabuyao OBO	Cabuyao OBO Inspection DRCC / LANDCOMM Fence
2024/09/18	Coordination Meeting	3rd Floor, Conference Room - Biñan City Human Settlements and Livelihood Office (BCHSLO), Biñan, Laguna	DOTr, GCR, ADB, LGU, BCHLO, BLGU, CAO, CENRO, CPDO, CSWD, DHSUD, DILG, PABHAI, PESO, SHFC	Local Inter Agency Committee Meeting of Biñan
2024/09/19	Coordination Meeting	Makati City Hall Building 1	DOTr GCR SHFC DHSUD MSWD PESO DEPED PCUP PNP BLGU	CMIAC Meeting
2024/09/19	Coordination Meeting	24/F Megatower, Ortigas Center, Mandaluyong City	DOTr, GCR	CP-S03c Workshop with DOTr LA-ISFr & Civil Works and GCR LO-NLO & Technical - Muntinlupa
2024/09/20	Coordination Meeting	SQA Calamba Office	DOTr, GCR, LANDCOMM, DRCC, Cabuyao LGU	Meeting with LANDCOMM, DRCC, Cabuyao LGU, DOTr –Fence Issue (Online)
2024/09/21	Coordination Meeting	Pio del Pilar, Makati	DOTr, GCR	SCM for Condo Unit Owners of EGI at Pio del Pilar Makati
2024/09/23	Coordination Meeting	DOTr Office, Megatower Mandaluyong	DOTr, GCR	Workshop Re: S03A Stations (Buendia and EDSA)
2024/09/23	Coordination Meeting	GFT Office	DOTr, GCR	Knowledge Sharing Session (KSS) on Updating of Centralized Tracker S04-05-06 LA / NLO
2024/09/24	Coordination Meeting	SM Aura, Taguig City	DOTr GCR PNR SHFC DHSUD LGU	Taguig LIAC Meeting
2024/09/24	Coordination Meeting	via zoom	DOTr, GCR, DHSUD, LGU	Local Inter-Agency Committee Meeting, City Government of Muntinlupa

Date	Category	Venue	Participant	Meeting Name
2024/09/24	Coordination Meeting	City Hall of Cabuyao, Laguna	DOTr, GCR, CUDHAO, BLGU, SHFC	Coordination meeting with Cabuyao Mayor
2024/09/24	Coordination Meeting	San Antonio Building, Makati City	DOTr, GCR, LO, PUSCO	Coordination Meeting with Landowners in S03C
2024/09/25	Coordination Meeting	DMG Center., Mandaluyong City	DOTr, GCR, HBI	Coordination meeting with Honeycomb Builders Inc.
2024/10/01	Coordination Meeting	Bonifacio Global City, Taguig City	DOTr GCR PNR SHFC DHSUD LGU	Taguig Pre-RRAP Workshop
2024/10/02	Coordination Meeting	LANDCOMM Office – Arnaiz Ave. Makati	DOTr, GCR, LANDCOMM	Meeting with LANDCOMM
2024/10/03	Coordination Meeting	Manaoag Hotel, Manaoag, Pangasinan	DOTr GCR SHFC PNR DHSUD PCUP STVC LGU	Taguig RRAP Revisiting Workshop
2024/10/05	Coordination Meeting	Old Pavillion, People's Park, Barangay Sucat Covered Court (Final)	DOTr, GCR	2nd Stakeholders' Consultation Meeting in the Affected Structures in Sitio Rang-Ay and Barracks in Barangay Sucat, Muntinlupa City
2024/10/07	Coordination Meeting	Conference Room, Rizal Ville Site Office, Brgy. Banlic-Uwisan, Calamba, Laguna	GCR, Baque Corporation, DHSUD, HOA, SHFC	Relocation Site Progress Meeting for the Site Selection Committee and Homeowners Association Officers of the Local Inter-Agency Committee (LIAC) of Calamba
2024/10/09	Coordination Meeting	DHSUD Central Office, Quezon City	DOTr, GCR, DHSUD, SHFC	Data Harmonization of Taguig NLO PAPs with SHFC
2024/10/10	Coordination Meeting	City Hall, Santa Rosa, Laguna	DOTr, GCR, ADB, LGU, Altissima. BLGU, CEO, CLO, CPDO, CSWD, CUDHO, PCUP, SHFC	LIAC meeting
2024/10/10	Coordination Meeting	3rd Floor SQA Building, GCR Conference Room, Calamba, Laguna	DOTr, GCR, Baque Corporation, Centennial Water Resource Venture Corporation, DHSUD, SHFC	Coordination Meeting with SHFC, DHSUD, DOTr and Developer Re: Reconnection of Utilities
2024/10/10	Coordination Meeting	3rd Floor, Conference Room - Biñan City Human Settlements and Livelihood Office (BCHSLO), Biñan, Laguna	GCR, COA, CENRO, CHSLO, CSWDO, BLGU, SHFC	Beneficiary Selection, Awards and Arbitration Committee Meeting
2024/10/10	Coordination Meeting	Km 15 PNCC Compound, E Service Rd, Paranaque, City	DOTr, GCR, PNCC	Coordination meeting with DOTr and PNCC re: Acquisition Matters

Date	Category	Venue	Participant	Meeting Name
2024/10/11	Coordination Meeting	CP S-02 Site Office, 6/F Vertex One Building (F2F) MS Teams (online)	DOTr, GCR	SC; Utility; Maynilad Coordination Regular Meeting No. 33
2024/10/14	Coordination Meeting	Conference Room, The Meadows Site Office, Brgy. Langkiwa, Biñan, Laguna	DOTr, GCR, Baque Corporation, DHSUD, PABHAI, SHFC	Relocation Site Progress Meeting for the Site Selection Committee and Homeowners Association Officers of the Local Inter-Agency Committee (LIAC) of Biñan
2024/10/15	Coordination Meeting	23rd Floor GFT Function Hall, Greenfield Tower Mandaluyong	DOTr, GCR	Bi-Weekly DOTr-GCR SC LA Meeting
2024/10/15	Coordination Meeting	9th Floor Conference Room, Resettlement Service Group, SHFC Head Office, BDO Plaza, Makati City	DOTr, GCR, SHFC, DHSUD, Meralco, Goldenville Realty Development Corp., AVECS Corp. S&P Construction Technology and Development Corp, Baque Corporation, RBSenia Development Corp	Coordination Meeting with SHFC and Developer
2024/10/16	Coordination Meeting	3rd Floor, City Human Settlement and Livelihood Office (CHSLO) Conference Room, Biñan City Hall, Laguna	DOTr, GCR, ADB, BLGU, CHSLO, CAO, CENRO, CPDO, CSWD, DHSUD, DILG, PABHAI, SHFC	Local Inter-Agency Committee (LIAC) Meeting for the Local Government Unit (LGU) of Biñan, Laguna
2024/10/16	Coordination Meeting	Meeting Room D, 23rd Floor, Greenfield Tower, Mayflower St., Mandaluyong City	DOTr, GCR	DOTr-GCR GRM 13th Monthly Meeting
2024/10/18	Coordination Meeting	Taguig City	DOTr GCR LGU	Coordination Meeting with DOTr
2024/10/18	Coordination Meeting	Conference Room, GCR Laguna Site Office, 3rd Floor, SQA Building, Barangay Poblacion Uno, Calamba City, Laguna	DOTr, GCR	DOTr-GCR NLO Leadership Meeting
2024/10/22	Coordination Meeting	SQA Calamba, Laguna	DOTr, GCR	Knowledge Sharing Session on Landowner Entitlements
2024/10/28	Coordination Meeting	DHSUD Office, Quezon City	DOTr, GCR, DHSUD, SHFC	SHFC-DOTr Data Harmonization for Makati
2024/11/04	Coordination Meeting	4th Floor Ceremonial Hall, City Hall of San Pedro City, Laguna	DOTr, GCR, SHFC, CCLDO, PESO, CSWDO, SPCPC, AGRICULTURE, LNB, BLGU	12th San Pedro Livelihood Subcommittee Meeting

Date	Category	Venue	Participant	Meeting Name
2024/11/05	Coordination Meeting	Gamboa St. Legazpi Village, Makati	DOTr, GCR, PMO	Coordination Meeting with DOF-PMO and DOTr-GCR regarding PNCC Property in Bicutan, Paranaque
2024/11/06	Coordination Meeting	Makati City Hall	DOTr, GCR, PNR, SHFC, LGU	CMIAC meeting
2024/11/06	Coordination Meeting	Site Office, Sining Residence, Brgy. Bagong Silang, San Pedro, Laguna	DOTr, GCR, BLGU, DHSUD, HOA, SHFC, S&P Construction	Relocation Site Progress Meeting for the Site Selection Committee and Homeowners Association Officers of the Local Inter-Agency Committee (LIAC) of San Pedro
2024/11/06	Coordination Meeting	GCR Board Room, 23rd Floor Greenfield Tower, Mandaluyong City	DOTr, GCR	Progress Meeting for Contract Package S-06 and S-04
2024/11/08	Coordination Meeting	Taguig City Hall	DOTr, GCR, PNR, SHFC, LGU, DILG,	LIAC Meeting
2024/11/08	Coordination Meeting	DOTr Office North ARCA Center MacArthur Highway, Karuhatan, Valenzuela City.	DOTr, GCR, MMSP	Coordination Meeting with MMSP
2024/11/11	Coordination Meeting	Brgy. Hall, Brgy. Fort Bonifacio, Taguig	DOTr, GCR, PNR, SHFC, LGU, HOA, PCUP	Coordination Meeting with Brgy. Fort Bonifacio Officials regarding the PNR Clearing of Untagged Obstructions along CP-S03a
2024/11/11	Coordination Meeting	Conference Room, The Meadows Site Office, Brgy. Langkiwa, Biñan, Laguna	GCR, Baque Corporation, DHSUD, PABHAI, SHFC	Relocation Site Progress Meeting for the Site Selection Committee and Homeowners Association Officers of the Local Inter-Agency Committee (LIAC) of Biñan
2024/11/12	Coordination Meeting	23rd floor Greenfield Tower, Mandaluyong City.	DOTr, GCR, OCG-JV	Improvement of Smart Map
2024/11/12	Coordination Meeting	Calamba Laguna	DOTr, GCR	Meeting with Landowner of Lot 100078 & GST DOTr
2024/11/13	Coordination Meeting	DENR Office, Quezon City Office	DOTr, GCR	Meeting with DENR-NCR / Due Diligence in Brgy. North Daang Hari, Taguig
2024/11/13	Coordination Meeting	DENR-NCR East Ave. Ecological Center, Quezon City and Malate Manila	DOTr, GCR, Kamayan Holding Corp.	Coordination Meeting with Kayamanan Holdings, Corp.
2024/11/15	Coordination Meeting	3rd Floor, Conference Room - Biñan City Hall, Barangay Zapote Biñan City, Laguna.	DOTr, GCR, BCHSLO, BLGU, CENRO, CSWD, PABHAI, SHFC	Joint Social Preparation and Beneficiary Selection Arbitration and Awards Committee (BSAAC) of Biñan LGU

Date	Category	Venue	Participant	Meeting Name
2024/11/18	Coordination Meeting	GFT 23rd Floor Meeting Room D	DOTr, GCR	Case Conference Meeting: Subject for Expropriation in Binan
2024/11/20	Coordination Meeting	3rd Floor, City Human Settlement and Livelihood Office (CHSLO) Conference Room, Biñan City Hall, Laguna	DOTr, GCR, ADB, CHSLO, BLGU, CAO, CENRO, CPDO, CSWD, DHSUD, DILG, PABHAI, SHFC	Local Inter-Agency Committee (LIAC) Meeting for the Local Government Unit (LGU) of Biñan, Laguna
2024/11/20	Coordination Meeting	GCR Conference Room, 3rd Floor, SQA Building, Calamba City, Laguna	DOTr, GCR	CP S-06 Coordination Meeting
2024/11/21	Coordination Meeting	21st Floor Greenfield Tower, Mandaluyong City	DOTr, GCR	Progress Meeting for Contract Package S-03c
2024/11/25	Coordination Meeting	Baque Corporation, QC	DOTr, GCR, Baque Corp	Coordination Meeting with BAQUE Corporation
2024/11/26	Coordination Meeting	Calamba Laguna	DOTr, GCR, HDJV	Meeting with HOA in Villa Palao
2024/11/26	Coordination Meeting	Brgy. 825 S02 Site Office NHA West Sector	DOTr, GCR	Coordination with Civil team, Meeting with NHA & Brgy 825
2024/11/26	Coordination Meeting	PDIC Office, Chino Roces Ave., Makati City	DOTr, GCR, PDIC	Coordination with PDIC to identify the way forward regarding the acquisition process.
2024/11/27	Coordination Meeting	Baque Corporation, QC	DOTr, GCR, NHA	Coordination Meeting with NHA Central Office re Lot 100039 (Banlic Depot)
2024/12/04	Coordination Meeting	GFT Office	DOTr, GCR	DOTr-GCR SC Land Acquisition Team Monthly Meeting
2024/12/04	Coordination Meeting	DSWD SWADCAP Office	DOTr, GCR, ARC LICO, DSWD, DPWH, Contractor	Coordination meeting regarding On-going Construction of SWIDB Building located at Senate Staton PRoW in Fort Bonifacio, Taguig
2024/12/05	Coordination Meeting	6th Floor Vertex one Manila; Site office of CP S-01	DOTr, GCR	Coordination meeting regarding Harmonization of lots and affected structures at Taguig
2024/12/09	Coordination Meeting	Meeting Rm D, GFT Mandaluyong	DOTr, GCR	Consultation Meeting with GCR-Legal Team, GCR-LA and DOTr on the expropriation of the overlapped lot between Ayala and PUSCO
2024/12/10	Coordination Meeting	Greenfield Tower, Mandaluyong	DOTr, GCR	EXPRO Case Meeting, S04-05-06 Progress Meeting

Date	Category	Venue	Participant	Meeting Name
2024/12/10	Coordination Meeting	2nd Floor, Liga ng mga Barangay Office, Municipal Hall, Naic, Cavite	DOTr, GCR, LGU, MENRO, MEO, MPDC, RB Senia Development Corporation, RHU, SHFC, DHSUD	Local Project Management Committee (LPMC) Meeting for the Local Government Unit (LGU) of Naic, Cavite
2024/12/11	Coordination Meeting	Pavilion Hall, 5th floor, San Pedro City Hall	DOTr, GCR, CCLDO, SHFC, Assessor, CENRO, DHSUD, CUDHO, BLGU, HOA, CPDCO, CLO, CPDCO, CAGO, CSWD	LIAC Meeting
2024/12/12	Coordination Meeting	BCD Conference Room, 2/F Bonifacio Building, DepEd Complex, Meralco Avenue, Pasig City	DOTr, GCR, DEP-Ed	Coordination Meeting with Dep-Ed
2024/12/12	Coordination Meeting	Asian Development Bank HQ, Microsoft Teams	DOTr, GCR, ADB, JICA	MCRP-SCRIP Bi-Weekly Meeting
2024/12/12	Coordination Meeting	GCR Conference Room, 23rd Floor, Green Field Tower, Mandaluyong City	DOTr, GCR	Introductory Meeting with the New GCR Consultant Trainer
2024/12/18	Coordination Meeting	Meeting Room D, 23rd Floor, Greenfield Tower, Mayflower St., Mandaluyong City	DOTr, GCR	DOTr-GCR GRM 15th Monthly Meeting
2024/12/19	Coordination Meeting	Mountain View, Office of the Mayor, City Hall of San Pedro, Laguna	DOTr, GCR, CCLDC, CSWD, CUDHO, DHSUD, SHFC, PNP	Receiving Local-Inter Agency Committee Meeting, City of San Pedro Laguna